



Heath Ridge Long Ashton

AlexanderMay
SALES & LETTINGS

Heath Ridge, Long Ashton, BS41 9EW

Asking Price £1,000,000

- Detached Four Bedroom Family Home
- Elevated Position with Superb Views
- Well Presented Throughout
- Generous c0.3 acre plot
- Kitchen Breakfast Room
- Open Plan Living / Dining Area
- Study & Garden Room
- Master Bedroom With En-Suite
- Large Balcony
- Large Tandem Garage & Off Street Parking

DESCRIPTION

Built In 1958 this unique four bedroom detached family home is located on this tranquil cul-de-sac occupying the corner plot. The individual property offers spacious accommodation over two floors sitting in an elevated position enjoying superb views across the valley towards Dundry. The property enjoys plenty of natural light with its south facing aspect and large windows throughout making the most of the natural light. The accommodation is deceptively generous with the downstairs living space benefitting from an open plan layout. The ground floor consists of a kitchen / breakfast room, large open plan living room, dining area, garden room, study areas as well as another reception space. The first-floor accommodation offers four double bedrooms with the master benefitting from an en-suite shower room and built in wardrobes. Three of the bedrooms open out to a large terrace with spectacular views, arguably the best views Long Ashton has to offer. There is a family bathroom, additional shower room as well as a flexible office space to the first floor. The property sits in a generous plot around a third of an acre. Outside to the front is a large tandem garage with driveway in front, for additional parking there is a tarmac hardstanding which could host two to three cars to the right of the property. The rear garden is enclosed and partly laid to lawn, also within the double width plots sits a 8m x 4m swimming pool which can be used by all the family throughout the year. To the side is a large area with raised vegetable patches and greenhouse with the lower part of the garden has a range of fruit trees including apple, pear and plum. Overall this property has spacious well proportioned living space meeting all a growing family needs as well as substantial outside space, its really one not to be missed!

LOCATION

Surrounded by rolling countryside, Long Ashton lies just a few miles south west of Bristol and enjoys facilities to include a library, supermarket, post office, baker and wine merchant amongst others. Whether it is a relaxed or faster pace of life you are looking for Long Ashton has the answer. The beautiful

Ashton Court Estate with its deer park and acres of open space ideal for walking, cycling or riding; three reputable golf courses; a good choice of pubs and, of course, Clifton Village with all it has to offer is on a matter of minutes away. For those with families, Long Ashton and the surrounding areas have a wide choice of highly regarded primary, secondary and independent schools.

GROUND FLOOR ACCOMODATION HALLWAY

Tiled flooring. Storage cupboard. Radiator. Access to first floor.

UTILITY ROOM

Tiled flooring, worktop with shelves above. Space for washing machine and tumble dryer. Stainless steel sink. Access to rear garden. Gas boiler, alarm and fuse box.

DOWNSTAIRS WC

Window to front. Tiled flooring. WC. Floating sink. Radiator.

DINING ROOM

Large window to rear overlooking the garden. African hardwood parquet flooring throughout. Double sided wood burner. Two Radiators.

SITTING ROOM

Sliding patio door to rear with window to side. Parquet flooring. Access to decking area in rear garden. Radiator.

LIVING ROOM

Window to rear. Parquet flooring. Double sided log burner.

STUDY

Window to front. Parquet Flooring.

SITTING ROOM

Patio door to front and another to side. Tiled flooring. Radiator.

KITCHEN / BREAKFAST ROOM

Two windows to side. Tiled flooring. Range of modern base and wall units with worktop over. Integrated appliances include fridge freezer, dishwasher, double oven and four ring induction hob with extractor above. Ceramic sink with mixer tap.

SUN ROOM

Door to side with access to rear garden. Windows either side. Tiled flooring. East facing benefitting from the morning sun.

FIRST FLOOR ACCOMODATION

LANDING

Window to front. Airing cupboard. Access to loft. Radiator.

BEDROOM ONE

Sliding patio doors to balcony. Built in wardrobes.

EN-SUITE SHOWER ROOM

Two windows to side. Large walk in mains fed shower. Floating sink. WC. Radiator. Extractor.

BEDROOM TWO

Door to balcony. Window to rear. Built in wardrobes. Radiator.

BEDROOM THREE

Sliding patio door to balcony. Window to side. Radiator.

BEDROOM FOUR / OFFICE

Window to rear, side and front. Access to loft. Two Radiators.

FAMILY BATHROOM

Opaque window to front. Partly tiled. Corner cubicle mains fed shower. Panelled bath with mixer taps. WC. Pedestal sink. WC. Radiator. Extractor.

SHOWER ROOM

Corner cubicle mains fed shower. Part tiled Radiator. Extractor.

OUTSIDE FRONT GARDEN

To the front of the property is a tarmac driveway in front of the tandem garage. To the right there is small hardstanding which would accommodate two to three vehicles.

REAR & SIDE GARDENS

There are two decking areas to the rear of the property with views across the garden as well as a tree house, perfect for young children! The main feature of the garden is the 8m x 4m swimming pool with structure around which concertinas back on all sides making it as open as possible. In the summer the pool is heated directly by solar thermal tubes located on the roof of the property with around six months of use. For the rest of the year they produce energy which goes towards the energy bills. The total costs of chemicals for the year is around £200.

The side garden is a generous size, perfect for keen gardeners with plenty of space for a considerable vegetable patch and further down there is a range of fruit trees including apple, blackcurrant, gooseberries and raspberries. The tandem double garage is perfect for storing a car with the other half currently acting as a workshop. There is also a wood store and recycling store.





Clifton: 01179 744 766
Long Ashton: 01275 393 956
Southville: 01174 523 700





