

## Kings Croft, Long Ashton Asking Price £675,000

- Detached Four-Bedroom Family Home
- Desirable Location close to Village Amenities, Childrens Play Area & Woodland Walks
- Open-Plan Kitchen/Dining Room & Adjoining Utility Room
- Sitting Room
- Four Bedrooms
- Private Rear Garden and Patio

### SUMMARY

This attractive four-bedroom detached family home is located on the ever-popular Kings Croft development and offers spacious accommodation throughout. The home is laid over two floors with the ground floor comprising of a kitchen/breakfast room, utility room, dining room, living room, study/playroom and downstairs cloakroom. The first floor consists of four double bedrooms, with the master benefiting from an en-suite shower room and a family bathroom. Outside to the rear is a private garden with patio area and to the front is a block paved driveway and a garage. This property is the perfect family home.

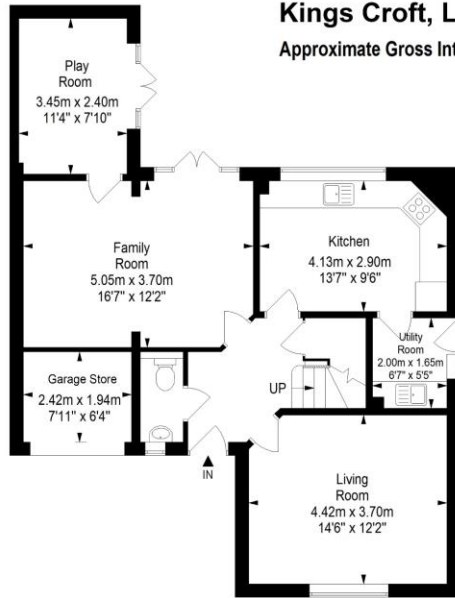
### LOCATION

Surrounded by rolling countryside, Long Ashton lies just a few miles south west of Bristol and enjoys facilities to include a supermarket, post office, cafe, 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.

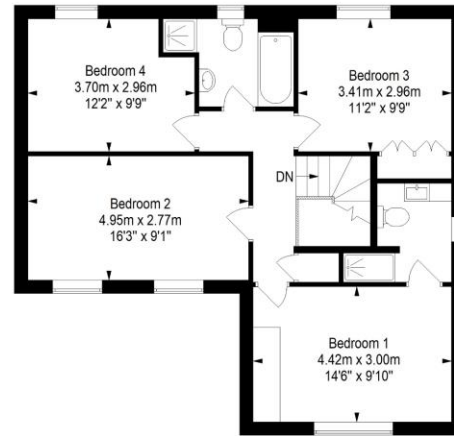


## Kings Croft, Long Ashton, BS41 9EE

Approximate Gross Internal Area = 146.3 sq m/ 1574.8 sq ft



**Ground Floor**



**First Floor**



**Tenure**  
Freehold

**EPC Rating**

**Council Tax Band**

**Services Mains Gas, Electric and Water**

**AlexanderMay**  
SALES & LETTINGS

This floor plan has been drawn using RICS guidelines (GIA)  
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print.

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Long Ashton : 01275 393 956  
Southville : 01174 523 700

