



6a Folleigh Drive, Long Ashton

AlexanderMay
SALES & LETTINGS

Highfield 6a Folleigh Drive, Long Ashton

Asking Price £1,450,000

DESCRIPTION

Located in a superb position on one of Long Ashton's most sought-after roads, this five-bedroom detached property is beautifully presented with stunning views across open fields to the rear. Highfield benefits from a long private driveway leading to a turning area along with a garage providing parking for multiple vehicles. Exceptional views can be enjoyed across open fields towards the pastel-coloured houses of Clifton Wood, Cabot Tower and the Wills Memorial Building and to the south, views over the valley towards Dundry. There is access to the field to the rear of the property, over three acres in total, co-owned with other residents in the vicinity and a share of the land is included in the sale. The spacious accommodation is light and airy throughout and very well presented. The first floor comprises of a grand entrance hallway with oak flooring and opens to the cloakroom, kitchen and three reception rooms. The dual aspect living room has a gas fire with decorative oak surround and granite hearth and benefits from a beautiful outlook to the gentle sloped lawned front gardens. A formal dining room is located at the far side of the hallway and access to the second reception room via the kitchen and living room. The open aspect garden room boasts stunning views to the private enclosed garden and field behind with access to the garden via patio doors also benefitting from underfloor heating throughout the ground floor. The property really is the perfect home for all the family to enjoy. The solid oak kitchen has a range of base and wall units, integrated twin Bosch oven, dishwasher and ceramic glazed hob with granite worktops. A generous size utility room is accessed from the kitchen with plenty of storage, workspaces, and space for tumble drier and washing machine. There is a door with access to the rear garden. The study is the perfect space to work from home enjoying the fabulous countryside views and this room also benefits from its own entrance through the garage without having to enter through the main house.

The first floor comprises of five bedrooms, two of which have en-suite bathrooms and a family bathroom. The impressive master bedroom enjoys breath-taking views from the dual aspect windows to the front and rear and built in wardrobes. The en-suite bathroom is fully tiled with an enclosed shower cubicle, separate bath and bespoke vanity storage units.

- Beautifully Presented
- Kitchen/Breakfast Room and Utility
- Stunning Views
- Share of Three Acre Paddock
- Garden Room
- Three Reception Rooms
- Large Study
- Five Bedrooms
- Enclosed Private Garden
- Double Garage and Large Driveway

OUTSIDE

Highfield benefits from front and rear landscaped gardens, long private driveway and large garage with electric roller shutter door providing parking for multiple vehicles. The mature gardens are well-established and have been lovingly maintained with a variety of seating areas to enjoy. The rear garden is enclosed by mature hedging/fence and the perfect place to enjoy countryside views sheltered from the prevailing winds. There is access to the beautiful paddock beyond and can be enjoyed by all the family.

SITUATION

Long Ashton lies approximately 3 miles from the Centre of Bristol, and enjoys good community facilities including a co-op supermarket, post office, baker, farm shop, pharmacy, doctors, dental surgery and independent wine merchant amongst others. For larger supermarkets there is a Waitrose in nearby Nailsea and Sainsburys in Ashton Gate. 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 is less than a mile away, plus there is the delightful Ashton Hill Woods on the South-Western side of the village; what more could you want? You're a heartbeat away from the city, and yet have all the advantages of rural living, with 850 acres of bridleways, woodland and nature reserves on your doorstep. With three reputable golf courses (Bristol & Clifton, Long Ashton & Woodspring); a David Lloyd Sports Centre, a good choice of pubs and, of course, Clifton Village with all it has to offer is only a matter of minutes away. For those with families, Long Ashton and the surrounding areas have a wide choice of highly regarded day nurseries, primary, secondary schools, as well as an excellent array of private/independent schools locally (The Downs School in nearby Wraxall) and in Central Bristol including the well-renowned Clifton College. Long Ashton is superbly located for the commuter with convenient access into Bristol via the A370, regular bus links into the city, plus the Festival Way cycle path. The village is also well-placed for Motorway access, plus only being c5 miles from Bristol International Airport and c5 miles in the opposite direction to Bristol Temple Meads providing national rail links.

ENTRANCE

Hallway with oak flooring and door to:

SITTING ROOM

Gas fire with surround and granite hearth, window to front and side, oak flooring, radiator, door to:

SECOND RECEPTION ROOM

Window to side, window to rear, oak flooring, and door to:

GARDEN ROOM

Open aspect views to private garden and paddock, oak flooring, patio door to garden.

KITCHEN/BREAKFAST ROOM

A range of solid wood fitted base and wall units with granite worktop over, four-ring electric hob, eye level double Bosch oven, and integrated dishwasher, breakfast bar, window to rear and stunning views.

UTILITY ROOM

Door to rear garden, a range of base and wall units, sink and drainer, tiled flooring and space for tumble dryer and washing machine.

STUDY

Window to rear, door leading to garage. Door to garden.

DINING ROOM

Window to front, oak flooring.

UNDERSTAIRS CUPBOARD

A generous size cupboard housing underflooring heating system and alarm system.

CLOAKROOM

Opaque window to front, sink and W/C.

FIRST FLOOR ACCOMMODATION LANDING

A huge walk-in airing cupboard housing the hot water tank, new in 2017 and the gas central heating boiler, new in 2020 along with a Villavent circulation system. The property also has a water softening system.

MASTER BEDROOM

Dual aspect windows with beautiful countryside views, built in wardrobes, two radiators and door to:

EN-SUITE BATHROOM

Enclosed shower cubicle with mains fed shower and separate bath. Vanity unit with sink, heated towel rail, W/C and opaque window to rear.

BEDROOM TWO

Window to rear with views. Radiator.

EN-SUITE/JACK AND JILL BATHROOM

Recently re-tiled throughout, window to rear, radiator, separate bath and shower cubicle, pedestal sink and W/C.

BEDROOM THREE

Window to rear with views. Radiator.

BEDROOM FOUR

Built in Wardrobes. Window to front. Radiator.

BEDROOM FIVE

Window to front, radiator.

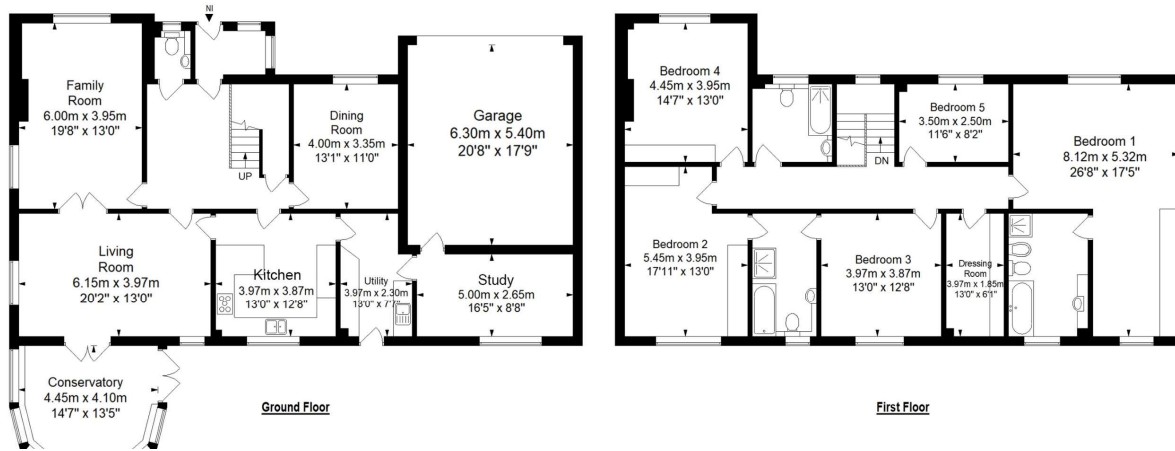
FAMILY BATHROOM

Opaque window to front. Pedestal sink, bath and mains fed shower over, W/C, radiator.



Folleigh Drive, Long Ashton, BS41 9JD

Approximate Gross Internal Area = 330.6 sq m / 3558.5 sq ft



Tenure Freehold

EPC Rating D

Council Tax Band G

Services Mains Gas, Electric and Water

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





