



Theynes Croft, Long Ashton

AlexanderMay  
SALES & LETTINGS

## Theynes Croft, Long Ashton, BS41 9NA

Guide Price: £850,000

- Well Presented and Proportioned Detached Family Home
- Three Reception Rooms
- Kitchen/Breakfast Room & Separate Utility
- Master Bedroom with Dressing Area & En-Suite
- Three Further Double Bedrooms
- Additional En-Suite & Main Bathroom
- Scope To Extend (With Relevant Planning Consents)
- Four Car Garage
- Private Rear Garden with Patio Area
- Offered With No Onward Chain

### SUMMARY

This beautifully presented four bedroom detached executive home is located in a prime spot in the sought after village of Long Ashton. This fine home was originally built in 2002, still with the original vendors who have updated and maintained to a very high standard throughout. The property enjoys well proportioned living accommodation with private / generous outside space uncommon on this development. Laid over two floors the downstairs accommodation consists of entrance hallway, kitchen / breakfast room, utility room, living room, dining room, study and cloakroom. To the first floor there are four double bedrooms, two of which have en-suite shower rooms as well as a family bathroom. Outside the enclosed rear gardens are extremely private with patio and additional decking area. The property enjoys a four-car garage with power and light.

### ACCOMMODATION

#### ENTRANCE

Part glazed door to:

#### HALLWAY

A welcoming and spacious hallway with access to first floor accommodation, oak flooring, radiator, understairs cupboard.

#### SITTING ROOM

A dual aspect room with two windows to front and patio door opening and leading onto the rear garden, gas fire with stone effect backdrop and hearth, two radiators.

#### DINING ROOM

Two windows to front and window to side, oak flooring two radiators.

#### STUDY

Window to side, radiator.

#### UTILITY ROOM

With window to side, cupboard housing wall mounted gas boiler, stainless steel sink and drainer, space for washing machine and space for tumble dryer, storage cupboard, radiator.

### KITCHEN/BREAKFAST ROOM

With two windows to side and patio doors opening and leading onto the rear garden, stylish modern kitchen with a range of base and wall units with quartz worktop over. Integrated appliances include double oven, five ring induction hob, fridge, freezer and dishwasher. Space for table and chairs. Radiator.

### FIRST FLOOR ACCOMMODATION LANDING

A spacious galleried landing with window to rear, access for loft space, radiator.

### MASTER BEDROOM SUITE

With two windows both sides of bedroom, radiator, archway to:

#### DRESSING AREA

With opaque window to side, fitted with a range of wardrobes.

#### EN-SUITE

Opaque window to side, basin inset into vanity unit, WC, mains fed shower in enclosed cubicle, WC, heated towel rail, Karndean floor.

### BEDROOM TWO

With two windows to front, fitted wardrobes, radiator.

#### EN-SUITE

Opaque window to front, basin inset into vanity unit, WC, shower in enclosed cubicle, Karndean floor, radiator.

### BEDROOM THREE

With two windows to rear, radiator.

### BEDROOM FOUR

With two windows to front, radiator.

### FAMILY BATHROOM

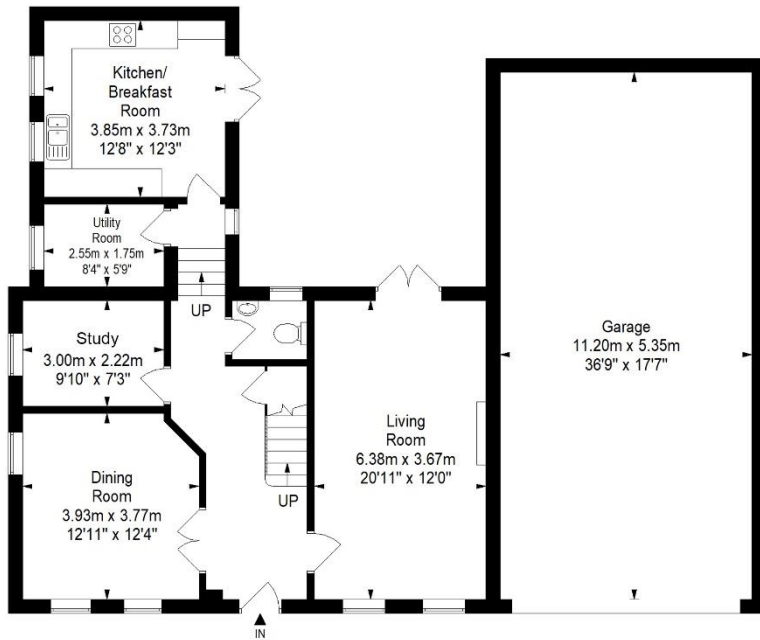
Opaque window to side, Mains fed shower over bath, WC, Large inset sink vanity unit, heated towel rail, Karndean floor.

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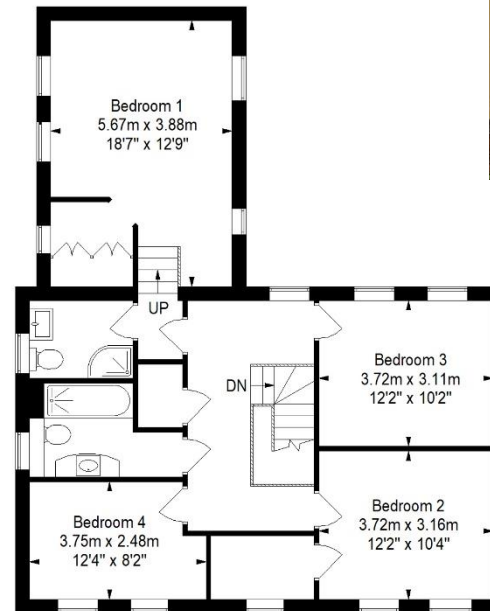
Approximate Gross Internal Area = 172.7 sq m/ 1859.0 sq ft  
(Excludes Garage)

Garage = 59.9 sq m/ 644.8 sq ft

Total Area = 232.6 sq m/ 2503.8 sq ft



**Ground Floor**



**First Floor**



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

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



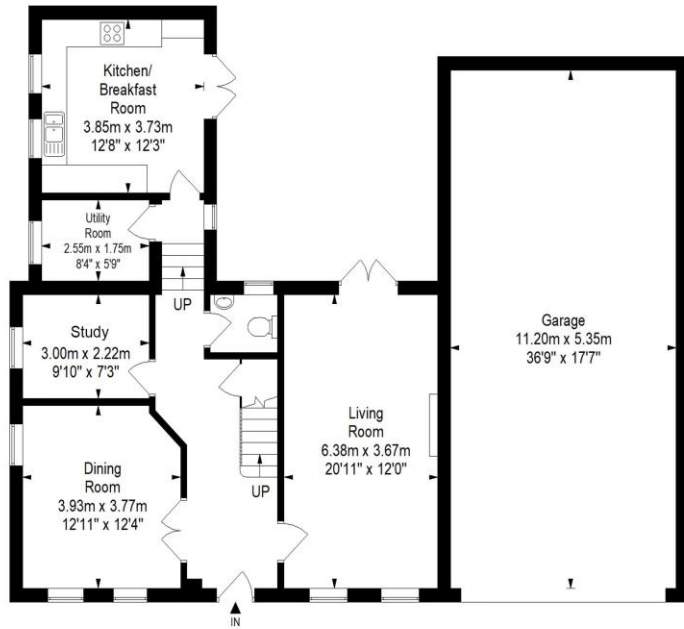
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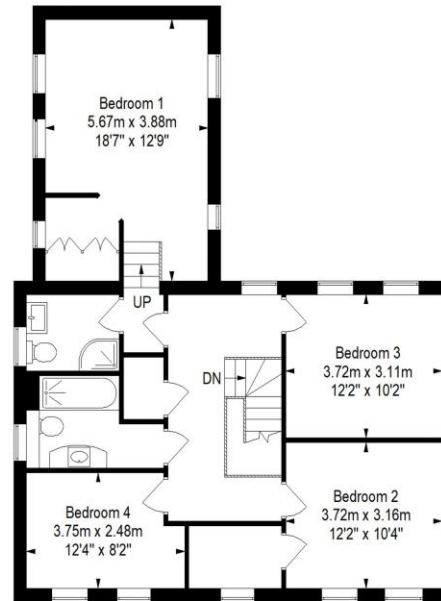
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**Ground Floor**



**First Floor**

**Tenure**  
Freehold

**EPC Rating**

**Council Tax Band**  
G

**Services**  
Mains Gas, electric and water



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