



Lodge Drive, Long Ashton

AlexanderMay
SALES & LETTINGS

Lodge Drive, Long Ashton, BS41 9JF

Guide Price:£1,295,000

- Modern, Detached Home Situated in Premier Cul-De-Sac

- Well Presented Throughout

- Five Generous Bedrooms (Two with Contemporary En-Suites)

- Stunning Open Plan Kitchen / Dining Room

- Generous Living Room with Log Burner

- Study / Playroom

- Utility Room & Downstairs WC

- Luxury Modern Family Bathroom

- Private Wrap Around Landscaped Gardens

- Integral Double Garage Plus Ample Off Street Parking

SUMMARY

Occupying a prime position within the highly regarded Lodge Drive cul-de-sac, this exceptional five-bedroom executive family residence is situated in one of Long Ashton's most desirable addresses. Beautifully transformed by the current owners since 2016, the property has been comprehensively renovated to create a contemporary home of outstanding style, comfort and quality, with premium features throughout. Arranged over two beautifully appointed floors, the ground floor is designed for modern family living and effortless entertaining. At the heart of the home is a striking open-plan kitchen and dining space, enhanced by two sets of bi-fold doors opening directly onto the rear garden. The bespoke kitchen showcases an impressive central island with a refined granite worktop, a statement range cooker and a suite of integrated appliances, combining practicality with an unmistakably luxurious finish. A generous living room with oak flooring, a log-burning stove and far-reaching views towards Dundry provides an inviting yet elegant retreat, while a second reception room offers superb flexibility as a playroom, snug or home office. A utility room, access to the integral garage and a downstairs cloakroom complete the ground floor accommodation.

The first floor continues the sense of space and refinement, with a welcoming landing providing access to the loft. The principal bedroom is a superb suite, enjoying glorious views, fitted wardrobes and a stylish en-suite shower room. The second bedroom is also generously proportioned, overlooking the rear garden and benefitting from its own en-suite shower room. Three further well-sized bedrooms provide excellent versatility for family life or guests, with one also offering built-in wardrobes. A beautifully appointed family bathroom features a walk-in shower, freestanding bath, twin basins and a heated towel rail, delivering a calm and sophisticated space for everyday luxury.

Externally, the rear garden has been thoughtfully landscaped to create a private and attractive outdoor setting, predominantly laid to lawn and complemented by two patio areas ideal for al fresco dining and summer entertaining. The garden enjoys a wonderful sense of seclusion, together with open views that enhance the home's enviable setting. Side access is available on both sides of the property, leading to the front where a private driveway provides parking for multiple vehicles.

SUMMARY

FIRST FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Access to first floor. Understairs storage. Oak flooring.

LIVING ROOM

Window to front & side. Log burner with slate hearth.

KITCHEN / DINING ROOM

Two sets of bi-fold doors to rear. Open plan kitchen dining room with island. A range of base and wall units with granite worktop over. Six ring gas Rangemaster with double oven below, ceramic inset sink, integrated dishwasher, Quooker hot tap and space for American style fridge freezer. Tiled flooring.

STUDY / PLAYROOM

Window to front. Oak flooring.

UTILITY ROOM

Window to rear. Space & Plumbing for washing machine and dryer. Storage cupboard with wall mounted boiler. Access to garage.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft. Airing cupboard. Radiator.

BEDROOM ONE

Window to front. Built in wardrobes. Radiator.

EN-SUITE SHOWER ROOM

Enclosed mains fed shower cubicle. Vanity unit. WC. Heated towel rail.

BEDROOM TWO

Window to rear. Radiator.

EN-SUITE SHOWER ROOM

Opaque window to side. Mains fed shower cubicle. Vanity unit. W/C. Heated towel rail.

BEDROOM THREE

Window to front and side. Radiator.

BEDROOM FOUR

Window to rear and side. Radiator.

BEDROOM FIVE

Window to rear.

FAMILY BATHROOM

Opaque window to rear. Walk in mains fed shower. Free standing bath. His and her sink. WC. Heated towel rail. Tiled floor.

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Approx. Gross Internal Area
2065.70 Sq.Ft - 191.90 Sq.M
Garage Area
161.60 Sq.Ft - 15.0 Sq.M
Total Area
2227.30 Sq.Ft - 206.90 Sq.M



Ground Floor

First Floor



Tenure
Freehold

EPC Rating

Council Tax Band
G

Services
Mains gas, electric and water

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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