AlexanderMay



45 Theynes Croft, Long Ashton

Bristol

Guide Price £925,000

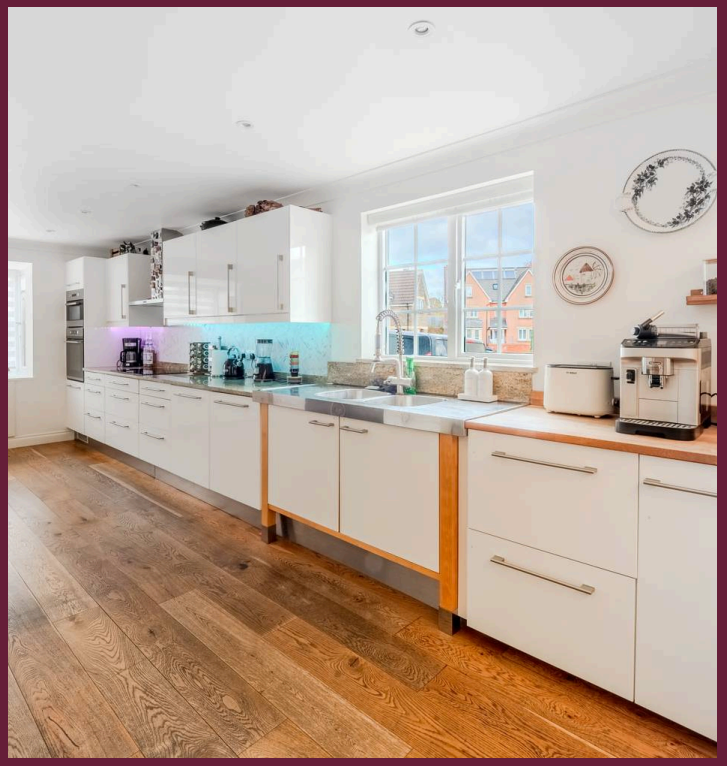
45 Theynes Croft

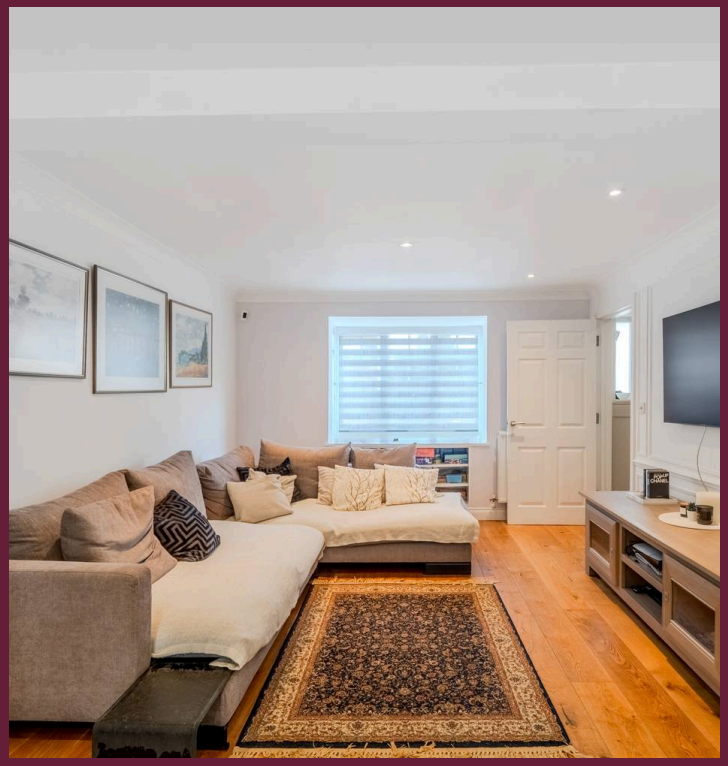
Long Ashton, Bristol

- Beautifully Presented Detached Family home
- Five Bedrooms Arranged Over Three Floors
- Large Dual Aspect Sitting/Dining Room
- Generous Kitchen / Dining Area
- Utility Room
- Master Bedroom with En-suite & Walk In Wardrobe
- Luxury Bathroom, Shower Room & Cloakroom WC
- Detached Double Garage with Off Road Parking
- Landscaped Rear Garden
- EV Charger

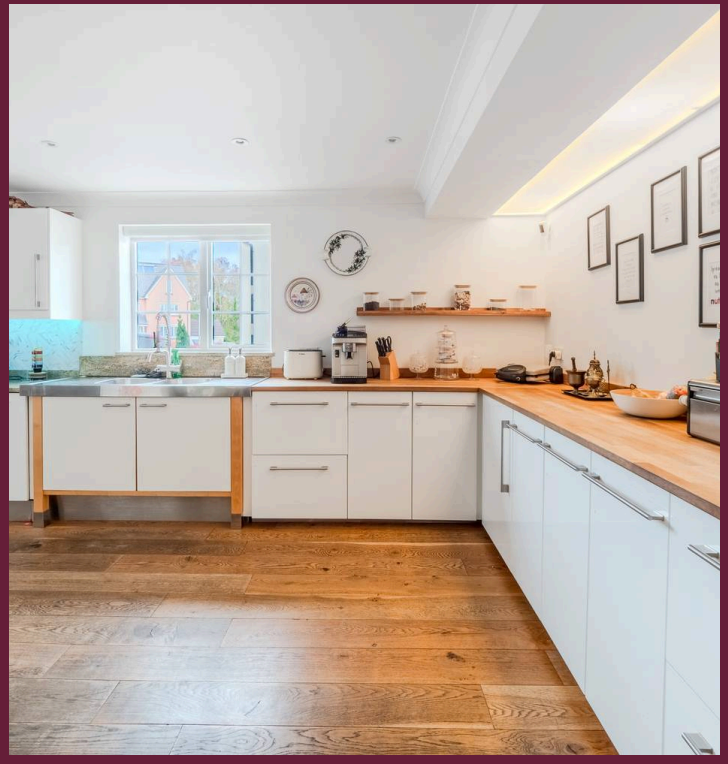
Occupying a sought-after setting on Theynes Croft in Long Ashton, this beautifully presented five-bedroom home offers generous family accommodation across three floors. Thoughtfully enhanced by the current owners since 2022, the property combines an opened-up living and dining space with redecoration throughout, creating an elegant and inviting home.

An entrance hall with guest cloakroom introduces the ground floor, where a spacious open-plan kitchen and dining area provides a welcoming setting for everyday living and entertaining. Granite worktops complement a range of cabinetry, with a four-ring induction hob, integrated oven, microwave and dishwasher, a double stainless-steel sink and space for an American-style fridge freezer. The generous dual-aspect living room centres around a Swedish-style corner wood-burning stove, creating a comfortable retreat for family gatherings.









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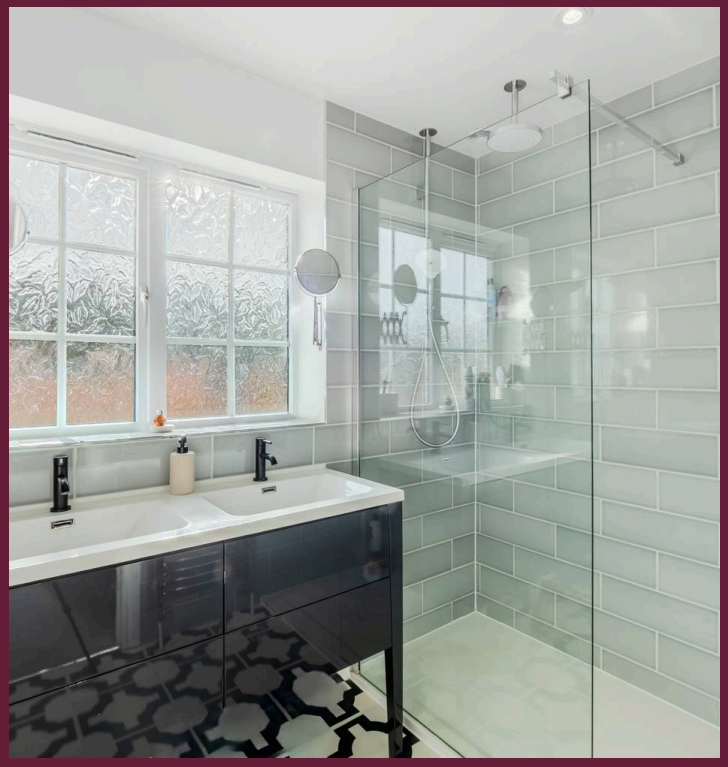
To the rear, a substantial utility room features an integrated fridge and space and plumbing for a washing machine and tumble dryer. An adjoining hallway provides garden access and a deep storage cupboard.

The first floor is home to three bedrooms, led by a principal suite with a walk-in wardrobe and a stylish en suite. Its appointments include a mains-fed walk-in shower, double vanity, WC and heated towel rail, with an obscure-glazed rear window providing privacy. Two further bedrooms offer flexibility, with one equally suited to use as a study. A family bathroom completes this floor, featuring a bath with mains-fed shower over, pedestal basin, WC and heated towel rail.

On the upper floor, two generous double bedrooms provide further versatile accommodation. One benefits from built-in wardrobes, while the other features fitted storage and is currently arranged as a home office. A separate shower room serves this level, with an enclosed mains-fed shower, wall-hung basin, WC and heated towel rail.

The landscaped rear garden enjoys a southerly aspect and delightful views towards woodland and fields. Designed for privacy and ease of maintenance, it combines a patio for outdoor dining with a level play area. The garden also provides access to the double garage, which is equipped with power, lighting and an electric vehicle charger. Off-street parking is available in front of the garage.



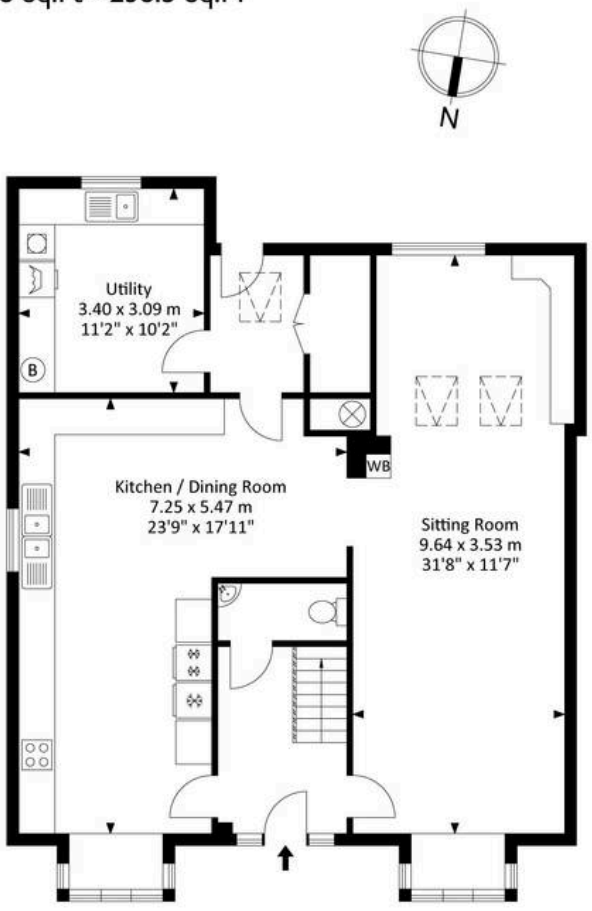




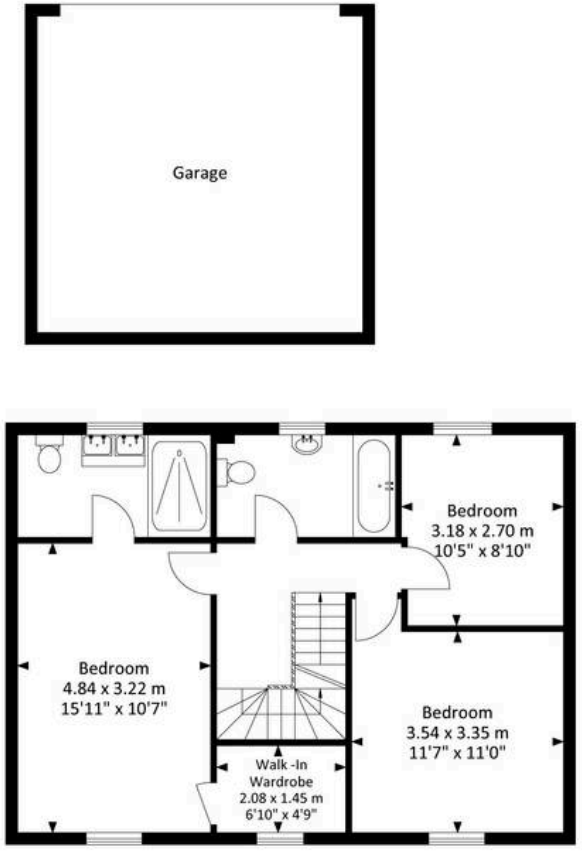


Theynes Croft,
Long Ashton BS41 9NA

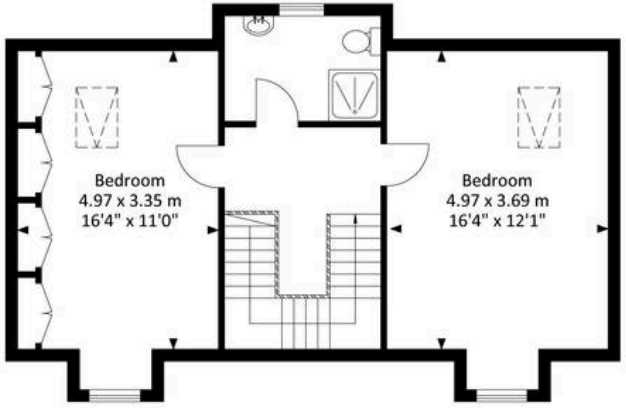
Approx. Gross Internal Area
2568 Sq.Ft - 238.5 Sq.M



Ground Floor



First Floor



Second Floor

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.