



1 Heath Ridge, Long Ashton
Bristol

Guide Price £1,150,000

1 Heath Ridge

Long Ashton, Bristol

- Four Bedroom Detached Family Home
- Stunning Southerly Views
- High End Finish Throughout
- Stylish Open Plan Kitchen / Dining Room
- Generous Living Room
- Additional Reception Room
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Large Family Bathroom
- Landscaped Rear Gardens, Private Driveway & Garage

Positioned on one of Long Ashton's most coveted addresses, Heath Ridge is a distinguished detached residence enjoying an elevated setting, a superb southerly aspect and far-reaching views across its beautiful surroundings. Recently modernised and finished to an exceptional standard, the property presents an elegant and highly versatile family home arranged over two thoughtfully designed floors, where generous proportions, natural light and contemporary refinement combine to create an outstanding living environment. The ground floor has been carefully arranged for both sophisticated entertaining and relaxed everyday living, with engineered oak flooring enhancing much of the accommodation and a calm, cohesive finish throughout. The principal reception room is almost fully glazed to one side, drawing the landscape into the heart of the home and creating an impressive space in which to unwind or receive guests.



1 Heath Ridge

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From the dining area, bi-folding doors open onto an elevated balcony, providing a wonderful vantage point from which to appreciate the outlook. At the centre of the home lies a beautifully appointed kitchen and dining room, complete with an extensive range of integrated appliances, excellent storage and a central island, while further bi-folding doors offer a seamless transition onto the rear garden. A welcoming family room overlooking the gardens, together with a utility room and guest cloakroom, completes the ground floor accommodation.

Upstairs, the sense of quality and space continues with four generous double bedrooms, each enjoying attractive views. The principal suite is complemented by a stylish tiled en-suite shower room, while vaulted ceilings and apex windows across the first floor create an impressive sense of volume and frame some of the finest vistas Long Ashton has to offer. A beautifully finished tiled family bathroom serves the remaining bedrooms.

Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: E

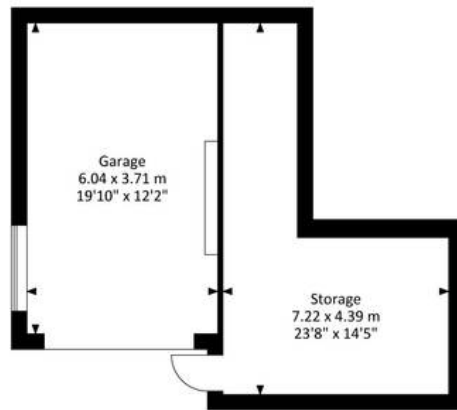
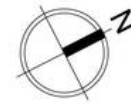


Heath Ridge, Long Ashton, Bristol, BS41 9EW

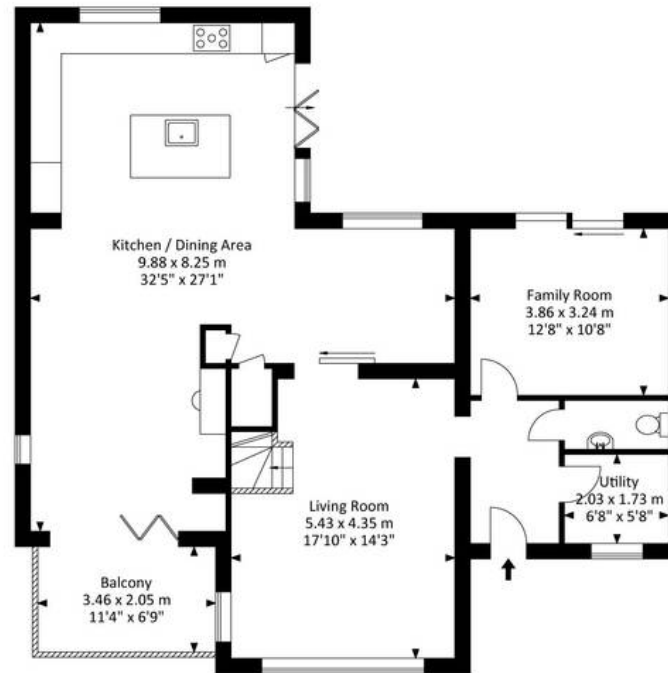
Approx. Gross Internal Area
2432.0 Sq.Ft - 226.0 Sq.M

Garage Area
236.0 Sq.Ft - 22.0 Sq.M

Total Approx. Gross Internal Area
2668.0 Sq.Ft - 248.0 Sq.M



Lower Ground Floor



Ground Floor



First 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.