



2 Kempes Close, Long Ashton

Bristol

Guide Price **£1,350,000**

2 Kempes Close

Long Ashton, Bristol

- Large Four Bedroom Detached Family Home
- Well Presented Throughout
- Located On One Of Long Ashton's Premier Roads
- Kitchen / Breakfast Room & Utility Room
- Triple Aspect Sitting Room
- Dining Room & Additional Reception Room
- Master Bedroom with En-Suite Shower Room
- Family Bathroom with Seperate WC
- Beautiful Landscaped Gardens with Stunning Views
- Large Tandem Garage with Private Driveway

Commanding a privileged position at the end of one of Long Ashton's most desirable roads, Landfall is a distinguished four-bedroom detached residence, lovingly held by its current owners for the past 22 years. Set within an exceptionally generous plot at the head of a tranquil cul-de-sac, the property captures sweeping southerly views towards Dundry and across the Bristol skyline. Built in the late 1950s, this individual and characterful home combines beautifully light, impressively proportioned interiors with an outstanding setting, creating an exceptional opportunity for refined family living.

The accommodation is thoughtfully arranged over two floors and begins with an inviting entrance hall. The magnificent triple-aspect sitting room is bathed in natural light, its lofty ceiling lending a remarkable sense of scale, while elegant oak flooring brings warmth and understated sophistication.



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A gas fire, framed by a marble hearth and timber surround, forms an appealing centrepiece. The substantial dining room enjoys a front-facing bay window and a pleasing open outlook. At the heart of the house, the kitchen/breakfast room is appointed with a comprehensive range of cabinetry beneath oak worktops and a suite of integrated appliances, including an induction hob, double oven and refrigerator. A breakfast bar creates a relaxed setting for informal dining. The adjoining utility room offers excellent practical provision, with plumbing for a washing machine, space for a tumble dryer and additional fridge-freezer, and direct access to the rear garden. A versatile snug lends itself equally well to use as a more intimate reception room, home office or playroom, while a cloakroom completes the ground floor.

The first-floor landing provides access to the loft and a particularly useful walk-in airing cupboard housing the boiler and high-pressure water tank. The generous principal bedroom enjoys attractive front-facing views and an extensive range of fitted wardrobes. Its fully tiled en-suite is stylishly appointed with a mains-fed walk-in shower, WC, wall-mounted basin and heated towel rail. Three further bedrooms include two well-proportioned doubles and a comfortable single.



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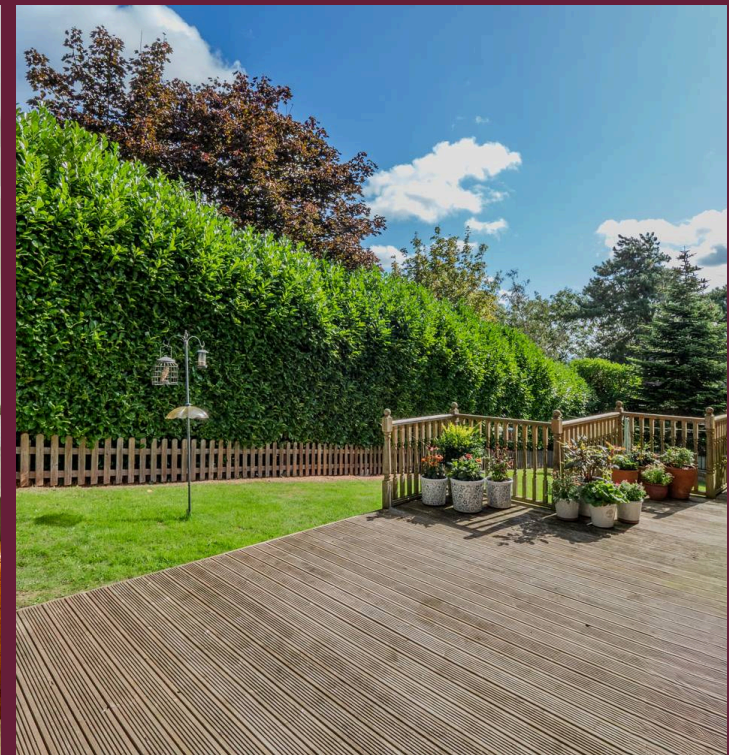
The family bathroom features a bath with mains-fed shower over, pedestal basin and heated towel rail, complemented by an obscured rear window, with a separate WC conveniently positioned alongside.

Landfall is enveloped by established gardens on all sides, offering an enticing collection of private spaces for outdoor living and entertaining. To the rear, an expansive decked terrace provides a wonderfully secluded retreat and gives access to two substantial outbuildings and an external WC. To the front, a private patio with gazebo is perfectly positioned to appreciate the magnificent southerly outlook. The beautifully mature grounds extend along the boundary and are enriched by an impressive weeping willow, cherry and plum trees, together with an abundant variety of established shrubs and specimen planting. A substantial tandem garage/workshop is equipped with power, lighting and an electric up-and-over door, while the private driveway affords generous parking for several vehicles.

Council Tax band: G

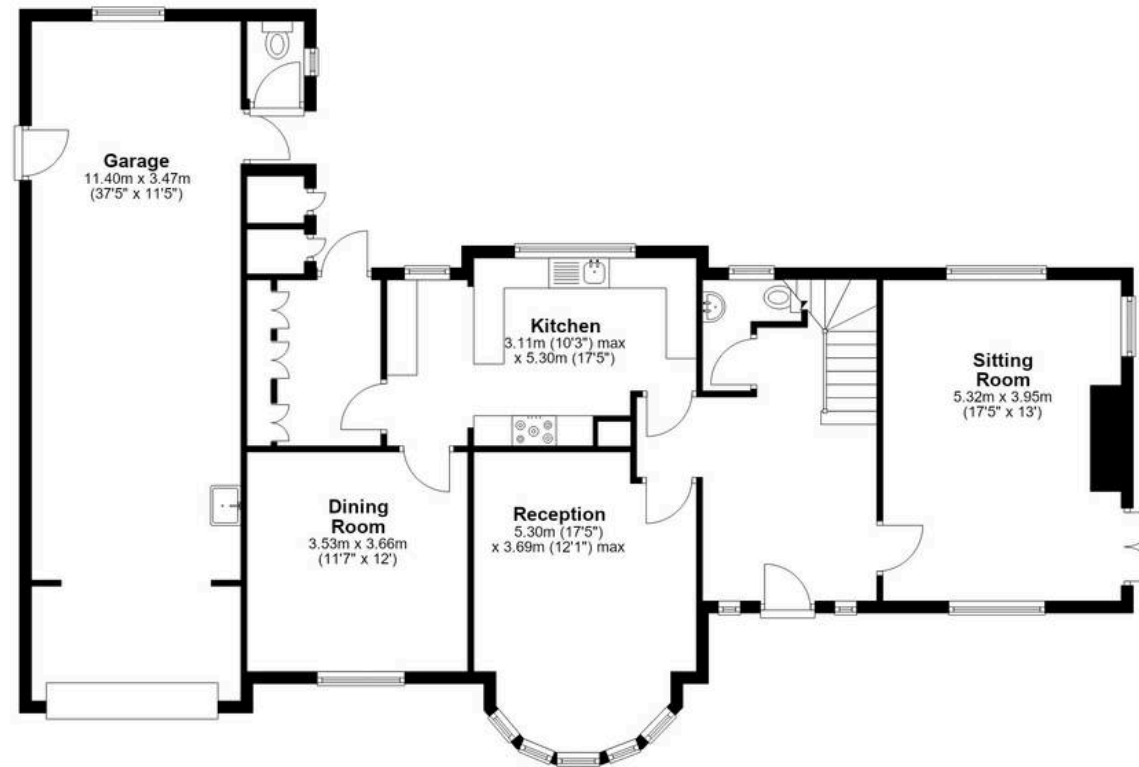
Tenure: Freehold

EPC Energy Efficiency Rating: E



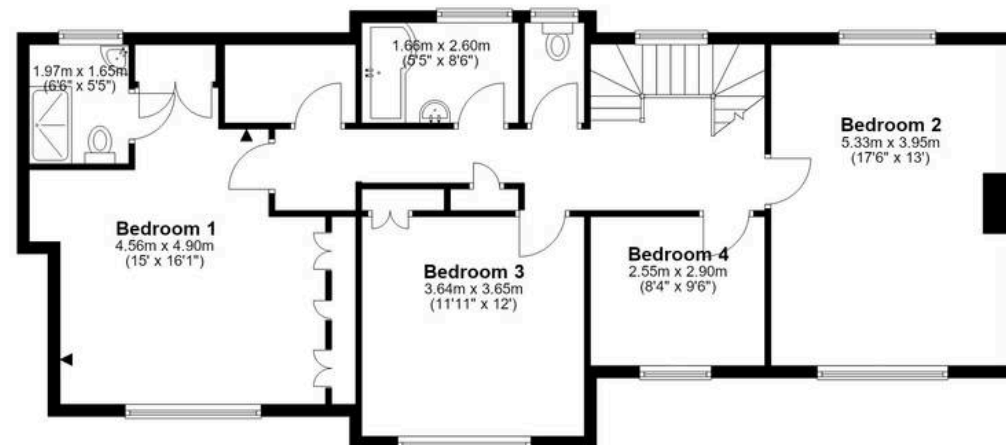
Ground Floor

Approx. 132.9 sq. metres (1430.7 sq. feet)



First Floor

Approx. 94.3 sq. metres (1015.2 sq. feet)



Total area: approx. 227.2 sq. metres (2445.9 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.