



LODGE DRIVE

Long Ashton, Bristol, BS41



A DETACHED FAMILY HOUSE WITH PANORAMIC VIEWS

Extremely well presented and situated in an elevated setting with
private south facing garden.



4



3



2

EPC

D

Local Authority: North Somerset

Council Tax band: F

Tenure: Freehold

Services: All main services connected. Gas fire central heating. Broadband: Virgin fibre.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.

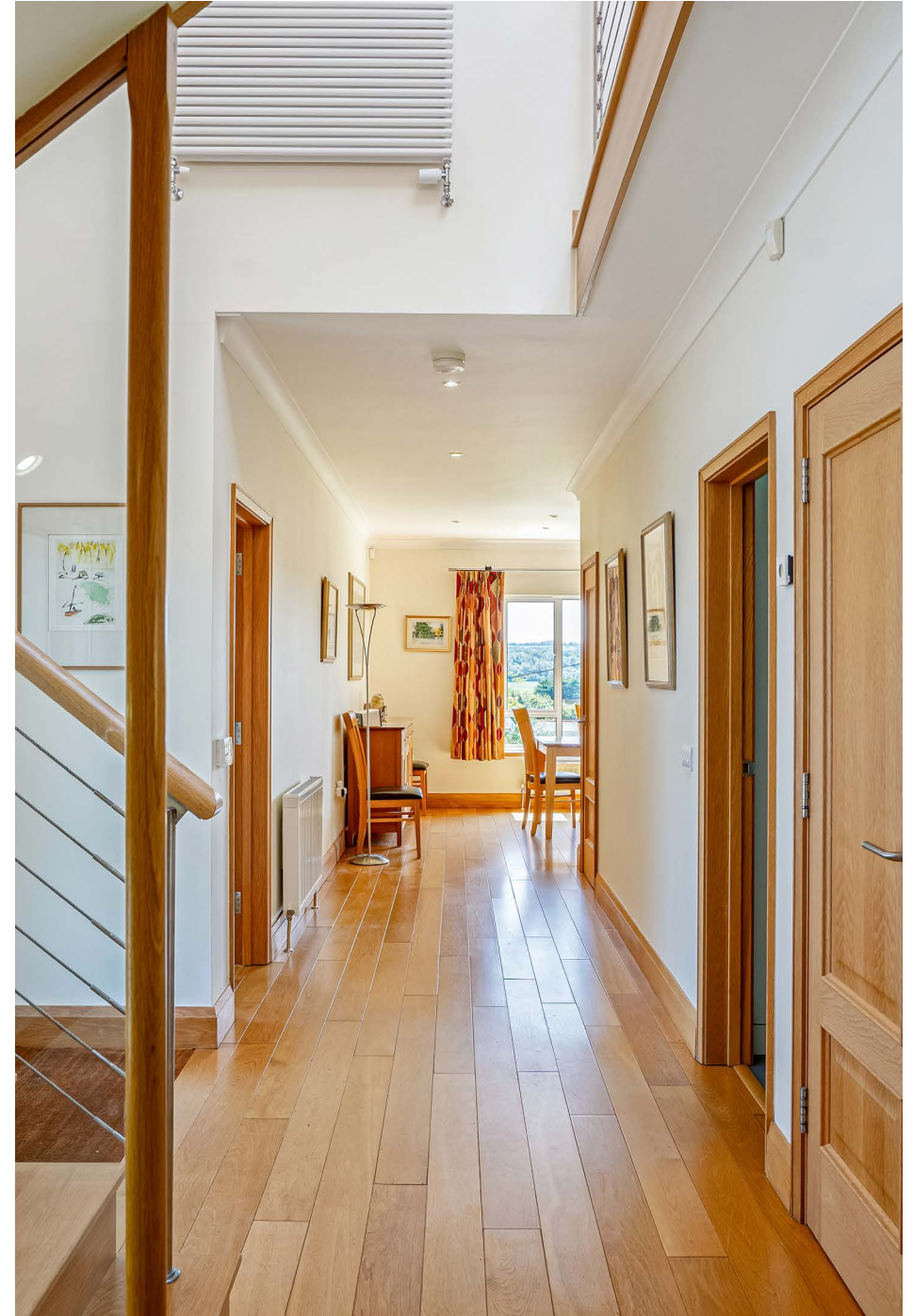
Guide Price: £1,050,000



SITUATION

Long Ashton is a popular large village just southwest of Bristol. It has a variety of shops including post office, supermarket, bakery, cafes, medical and dental practices, churches, village halls and two primary schools. There is a farm shop at Gatcombe about 1.8 miles. The Downs Preparatory School at Wraxall is about 5.2 miles. There are a number of secondary schools in the area including Nailsea, Backwell and Clevedon. There is an excellent choice of private schools in Bristol, and the Sidcot Quaker School at Sidcot. Leisure facilities in the area include the Ashton Court Estate with woodland, walking routes and cycle trails. Golf at Bristol & Clifton Club at Failand, and at Long Ashton Golf Club. There is also a David Lloyd at Long Ashton.

Bristol is 2.7 miles, Backwell 4 miles, M5 (J19) 5 miles, Nailsea & Backwell Rail Station 4.3 miles Bristol Airport 4.1 miles and Cribbs Causeway Regional Shopping Centre 8 miles. (All mileages are approximate)







THE HOUSE

6 Lodge Drive was built in the 1960's. It was purchased by the present owners in 1999. In 2002/2003 it underwent a major modernisation programme together with redesigning and altering the interior. This included creating a first floor in order to take full advantage of the view and its elevated setting. Emphasis was given to good size rooms and window space to produce a light interior, to take advantage of the views. The property was rewired, replumbed, a bespoke breakfast kitchen by Boulevard Kitchens with appliances installed, together with bathrooms and shower room. All windows were replaced with double glazing, and very attractive French oak floors were laid together with an oak staircase, skirting boards and doors.

The full height reception hall is overlooked by a gallery landing and the principal rooms have stunning panoramic views. The sitting room has an open fireplace and the dining room which is partially open plan with the reception hall, has south facing views to Dundry Hill with French doors open onto a covered decking. The breakfast kitchen which has a separate preparation area, overlooks the rear garden. From the first floor the views are extensive, and in particular the large principal bedroom suite has a 22' dressing room, with south facing country views to Dundry church.



OUTSIDE

The property is approached over a hard standing for two cars in front of an integral double garage with up an over electrically operated door. At the rear of the garage is a workshop area and boiler room.

The front garden is laid principally to lawn and gravel areas. The rear part walled garden was completely redesigned and landscaped in 2002/2003. It is private and enclosed and has a south facing view over countryside to Dundry Hill. There are level lawns, raised beds planted with flowering shrubs, bulbs and a variety of plants, giving the borders height and texture against the rear boundary natural wall. Climbing shrubs adorn a timber arch, and paved areas are designed to take advantage of the view. Immediately outside the dining room is a covered decked area, ideal for entertaining.



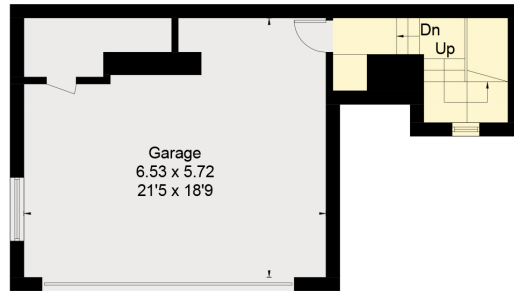




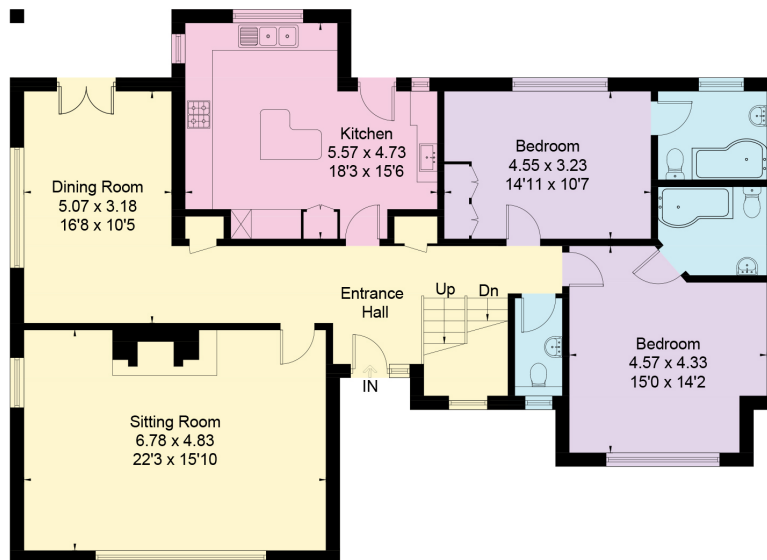
6 Lodge Drive, Long Ashton Bristol, BS41 9JF

Gross Internal Area (Approx.)

Main House = 263.5 sq m / 2836 sq ft (Including Garage)

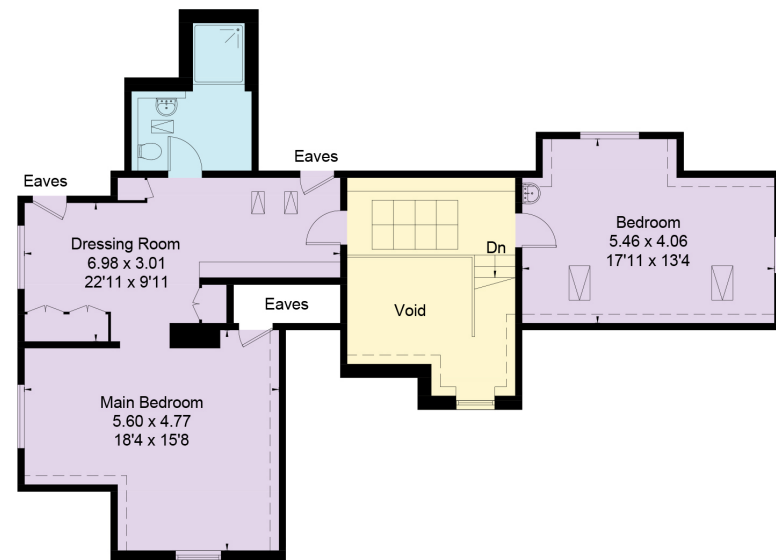


Lower Ground Floor



Ground Floor

[] = Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108459

We would be delighted
to tell you more.

Robin Engley
0117 317 1996
robin.engley@knightfrank.com

Knight Frank Bristol
1 The Mall, Clifton
Bristol, BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.