



Heath Ridge, Long Ashton

AlexanderMay  
SALES & LETTINGS



## Heath Ridge, Long Ashton, BS41 9EW

Guide Price: £1,250,000

- Detached Family Home in Elevated Position with Outstanding Views
- Four Generous Double Bedrooms
- Superbly Presented Throughout
- Open Plan Kitchen/Dining Room with Adjoining Utility Room
- Sitting Room With Access To Large Sun Terrace
- Master Bedroom with En-Suite Shower Room & Built-in Wardrobe
- Guest Bedroom With En-Suite Shower Room
- Family Bathroom & Cloakroom WC
- Solar Panels & Battery PV Storage
- Beautifully Landscaped Gardens, Double Garage & Private Driveway

### SUMMARY

Situated on one of Long Ashton's most sought after roads this one off four bedroom detached property has been designed and renovated by the current vendors to the highest of standards with a beautiful finish throughout. The property sits in an elevated position with far reaching southerly views arguably the best the village has to offer. The current vendors have thought of every last detail resulting in a very special home offering open plan modern living, light and airy accommodation whilst meeting all family needs. The ground floor accommodation consists of open plan kitchen dining room, living room with access to a large terrace, study and downstairs WC. To the first floor there are four double bedrooms, two of which benefit from en-suite shower rooms and a family bathroom. Outside there are beautifully landscaped gardens to the rear with access to the local woodland / golf course as well as a large tandem garage and private driveway to the front.

### ACCOMMODATION HALLWAY

Window to side. Vaulted ceiling with Velux. Access to first floor. Large storage cupboard. Downstairs WC. Radiator.

### KITCHEN / DINING ROOM

Multiple windows to rear with patio doors to rear garden. Range of base and wall units with quartz worktop over. Island unit with granite worktop and storage below. Integrated appliances include a four ring induction hob, oven and dishwasher. Composite inset sink. There is space and plumbing for fridge freezer. Access to lower floor garage. Two radiators.

### UTILITY ROOM

Patio door to rear. Range of base units with worktop over. Space and plumbing for washing machine and dryer. Large storage cupboard.

### LIVING ROOM

Bi-fold door to front with access to large terrace. Windows to side and front. GAZCO gas fire. Radiator.

### STUDY

Window to front. Radiator.

### FIRST FLOOR ACCOMMODATION LANDING

Vaulted ceiling with windows above. Airing cupboard which houses the boiler and high pressure water tank.

### BEDROOM ONE

Windows to front and side. Built in wardrobes. Vaulted ceiling. Radiator.

### EN-SUITE SHOWER ROOM

Opaque window to side. Enclosed shower cubicle with mains fed shower. Vanity unit. WC. Heated towel rail. Extractor.

### BEDROOM TWO

Window to front. Radiator.

### BEDROOM THREE

Window to rear. Built In Wardrobes. Radiator.

### EN-SUITE SHOWER ROOM

Window to side. Enclosed corner cubicle with mains fed shower. Vanity unit. WC. Heated towel rail. Extractor.

### BEDROOM FOUR

Window to rear. Built in wardrobes. Radiator.

### FAMILY BATHROOM

Window to side. Bath. Vanity unit. WC. Heated towel rail.

### OUTSIDE

To the rear there are fantastic landscaped gardens with raised patio areas, perfect for alfresco dining benefitting from the evening sun. To the front there is a generous terrace with southern orientation which gives space to relax and admire the spectacular views towards Dundry. There is a large tandem garage as well as a private driveway suitable for multiple vehicles.

## Heath Ridge, Long Ashton

Approx. Gross Internal Area

2458.9 Sq.Ft - 228.4 Sq.M

(Total area includes garage)



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.



**Tenure**  
Freehold

**Council Tax Band**  
F

**Services**  
Mains Gas, electric and water

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700





