



Warren Lane, Long Ashton

AlexanderMay
SALES & LETTINGS

Warren Lane, Long Ashton

Guide Price: £875,000

•Four Bedroom Detached Family Home

•Newly Built to a High Standard with New Build Warranty

•Prime Location on Small Development of Three Houses

•Open Plan Kitchen Dining Room with Bifold Doors

•Two Double Bedrooms with En-Suite Shower Rooms & Built in Storage

•Third Double Bedroom & Further Fourth Bedroom

•Utility Room, Downstairs W/C & Family Bathroom

•South-West Facing Enclosed Rear Garden & Countryside Views

•Integrated Single Garage & Off-Street Parkin

SUMMARY

This well-proportioned four bedroom detached family home has been recently built to a high standard and enjoys a south-west facing garden and far-reaching countryside views. Entering into a spacious hallway, the ground floor comprises an open-plan kitchen dining room with separate utility, a cozy dual-aspect living room, a downstairs w/c and a spacious understairs storage cupboard. The kitchen features a range of sage green base and wall units complete with marble countertops and gold hardware, a convenient kitchen island with breakfast bar and ample storage, plus integrated appliances including a Bosch double oven and induction hob, fridge/freezer, dishwasher and a boiling-water tap. A set of double doors and bifold doors lead to the rear garden, opening the space. The utility room includes a washing machine and tumble dryer, a sink and plenty of additional storage. Upstairs, the spacious landing houses a large storage cupboard. The master bedroom and a second double both offer built-in storage cupboards and en-suite shower rooms with a shower, w/c and floating sink. A further double bedroom also features built-in storage, along with an additional fourth bedroom. The family bathroom includes a corner shower, free-standing bathtub, floating sink and w/c.

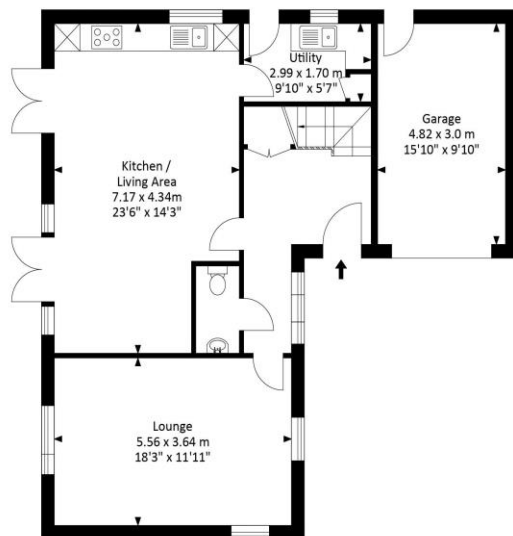
To the rear, the enclosed south-west facing garden is mainly laid to lawn with a convenient patio area ideal for al-fresco dining, enjoying uninterrupted countryside views. The property also benefits from an integrated single garage, off-street parking for multiple vehicles, an air-source heat pump, and new build warranty.

OUTSIDE

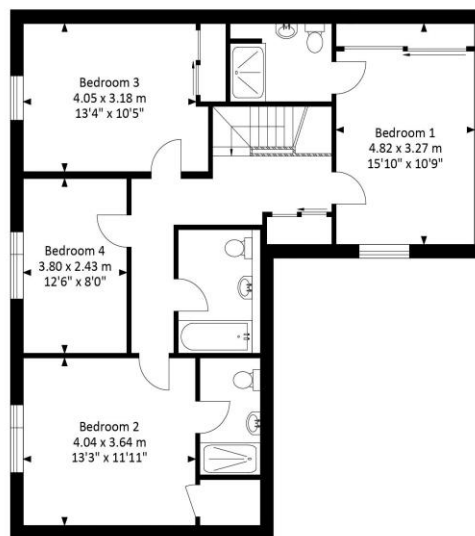
Surrounded by rolling countryside, Long Ashton lies just a few miles south west of Bristol and enjoys facilities to include a supermarket, post office, baker, The Old Library (coffee shop and restaurant) and wine merchant amongst others. Whether it is a relaxed or faster pace of life you are looking for Long Ashton has the answer. The close by beautiful Ashton Court Estate with its deer park and acres of open space, ideal for walking, cycling or horse riding. There are three reputable golf courses, a great choice of gastro pubs and the renowned Clifton Village with all it has to offer and is only a matter of minutes away. For those with families, Long Ashton and the surrounding areas have a wide choice of highly regarded primary, secondary and independent schools

Plot 3, 1 Warren Lane, Long Ashton, BS41 9DA

Approx. Gross Internal Area
1824.59 Sq.Ft - 169.51 Sq.M
(Total area includes garage)



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.



Tenure
Freehold

EPC Rating - Pending

Council Tax Band - Pending

Services Air-Source Heat Pump, Electric and Water

Construction – Standard Brick

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



