

**NEW DETACHED ARCHITECT DESIGNED RESIDENCE**  
**VIEWS TO THE SOUTH, MATURE LANDSCAPED GARDENS**  
**FOUR BEDROOMS (TWO EN SUITE) & BATHROOM**  
**TWO RECEPTION ROOMS, ONE WITH INGLENOOK FIREPLACE**  
**KITCHEN/FAMILY ROOM, LAUNDRY ROOM**  
**SEPARATE HOME OFFICE/STUDY, WITH CLOAKROOM/WC**  
**DETACHED DOUBLE GARAGE AND PARKING**  
**NHBC 10-YEAR WARRANTY**

PROPERTY	<b>New House at 51a Long Ashton Road, Long Ashton, Bristol BS41 9HW</b>
PRICE	<b>Guide £725,000</b>
TENURE	Freehold
DESCRIPTION	<p>An opportunity to acquire a new detached family house, set in an enviable location in a mature plot with views to the south across the valley.</p> <p>The architect designed property, finished to a high specification, has been planned for family living. The spacious and light accommodation includes porch, entrance hall, reception room with inglenook fireplace, dining room, both with French doors to garden; family kitchen with dining area, laundry and cloakroom/wc. On the first floor are four bedrooms (two with en suite shower rooms) and family bathroom. In addition there is a large home office/work room with separate entrance and shower room/wc.</p> <p>There is a solar assisted gas central heating system, and the property is protected by intruder, fire and carbon monoxide alarms.</p> <p>Outside is a detached double garage with block paved turning area and driveway. The property is ready for a buyer to move into, with no upwards chain.</p>
LOCATION	The property is located on the right hand side of Long Ashton Road when approached from the Bristol direction.

AMENITIES	The property is convenient for village amenities as well as for Bristol city centre. Local shops, library, post office, two primary schools, churches and pubs are in the village, with nearby leisure facilities including several golf courses and Ashton Court estate.
APPROACH	Blockpaved driveway to garage and path to front porch.
HALLWAY	Spacious entrance hall, with staircase to landing, understairs cupboard, radiator, front aspect double glazed window.
RECEPTION ROOM	Circa 6.15m by 3.73m (20'2" by 12'3"), with inglenook open fireplace housing woodburner, two radiators, double glazed French doors to front garden.
DINING ROOM	Circa 3.73m by 3.18m (12'3" by 10'5"), with glazed double doors from reception room, radiator, double glazed French doors to rear garden, side aspect double glazed window.
KITCHEN/FAMILY ROOM	Circa 5.51m by 2.92m (18'1" by 12'5"), fitted with range of ivory cabinets and granite worksurfaces, integrated cooker and gas hob with extractor unit, microwave, fridge/freezer and dishwasher, inset one and a half bowl sink unit, ceramic tiled flooring, radiator, double glazed front aspect window with views, double glazed French doors to rear garden.
LAUNDRY	Circa 2.52m by 1.88m (8'3" by 6'2"), with matching ivory cabinets, single bowl and drainer stainless steel sink unit, integrated washing machine and tumble dryer, single bowl and drainer stainless steel sink unit, gas fired boiler providing high efficiency gas/solar hot water and heating system, ceramic tiled flooring, rear aspect double glazed window, door to rear garden.
CLOAKROOM/WC	Off hallway, with low level w.c, pedestal wash basin, extractor unit.
STUDY/HOME OFFICE	Circa 4.57m by 4.06m (15' by 13'4"), separate entrance from front driveway to live/work space, with radiator, rear aspect double glazed window, front aspect full height double glazed windows. Door to cloakroom with low level w.c, wash basin, radiator, loft access hatch, double glazed rear window with obscure glazing.
<b>FIRST FLOOR</b>	
LANDING	Turned staircase from hallway to first floor landing, built in airing cupboard housing water tank, radiator, loft access hatch, front aspect double glazed window with views.
BEDROOM ONE	Circa 3.79m by 3.66m (16'1" by 12'3"), with dressing area, television aerial and telephone points, radiator, front aspect French doors with ornamental balcony window, views across the valley.
EN SUITE SHOWER ROOM	With low level w.c, wash basin, tiled shower cubicle and ceramic tiled flooring, heated towel rail, double glazed side window with obscure glazing.

BEDROOM TWO	Circa 3.73m by 2.95m (12'3" by 11'5"), with television aerial point, radiator, rear aspect double glazed window overlooking garden.
EN SUITE SHOWER ROOM	With low level w.c, wash basin, tiled shower cubicle and ceramic tiled flooring, heated towel rail, double glazed side window with obscure glazing.
BEDROOM THREE	Circa 3.86m by 2.36m (12'8" by 7'9"), with television aerial point, radiator, rear aspect double glazed window.
BEDROOM FOUR	Circa 2.95m by 2.77m (9'8" by 9'1"), with television aerial point, radiator, front aspect double glazed window with views.
BATHROOM	Circa 2.57m by 2.54m (8'5" by 8'4"), with tiling to walls and floor, white suite comprising low level w.c, wash basin, feature bath, large shower cubicle in tiled alcove, heated towel rail, double glazed rear window with obscure glazing.
<b>OUTSIDE</b>	
GARAGE	Circa 5.66m by 5.23m (18'7" by 17'2"), detached double garage with twin up and over doors, light and power.
PARKING	Parking on driveway.
GARDENS	The mature gardens, a former orchard, are bordered by mature hedging and new fencing. The garden has been landscaped with new lawned area, wide paved patio, log store (to the rear of the fireplace). Trees include mature magnolia, silver birch and fruit trees.
SERVICES	Mains gas, electricity, water and drainage.
VIEWING	Strictly by prior appointment only via the sole agents: <b>BEAUMONT ESTATES</b> telephone <b>(01275) 393639</b> .

