

Heath Ridge, Bristol



An exceptional detached family home with stunning views, sunny garden, garage and parking.

Description

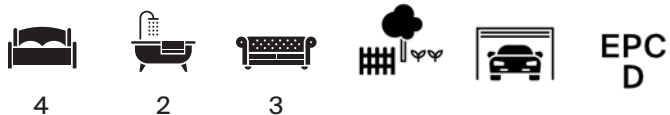
Heath Ridge is a beautifully presented and recently modernised detached family home found in a prominent and elevated position on one of Long Ashton's most sought-after roads. The refurbishment by our current vendors has been extensive, resulting in accommodation arranged over two floors with a strong emphasis on the sunny aspect and stunning views.

The ground floor enjoys a generous open layout, boasting stunning views and a high degree of natural light. There is a contemporary feel throughout the house, which enjoys engineered oak flooring, a feature found throughout much of the ground floor. The living room is near fully glazed to one side, creating the perfect place to entertain or simply to relax. From the dining area, bi-folding doors lead to a stunning elevated balcony. The room flows to a substantial kitchen and dining area, which affords a range of integral appliances and ample storage, complimented further by a central island. From the kitchen, there are bi-folding doors which lead to the rear garden.

Completing the accommodation a cosy family room overlooks the rear gardens, useful utility and guest WC.

On the first floor, there are four consistently proportioned double bedrooms, each with attractive views. The principal bedroom is serviced by a contemporary tiled en suite shower room. The first floor boasts vaulted ceilings and Apex windows which offer some of Long Ashton's most stunning views. There is also a tiled luxurious family bathroom.

To the front of the property, there is a gravelled area with parking for several vehicles and access to a garage. At the rear, a patio courtyard garden leads to a raised sunny lawned garden, making the most of this quiet and peaceful area which backs onto the Long Ashton golf course.





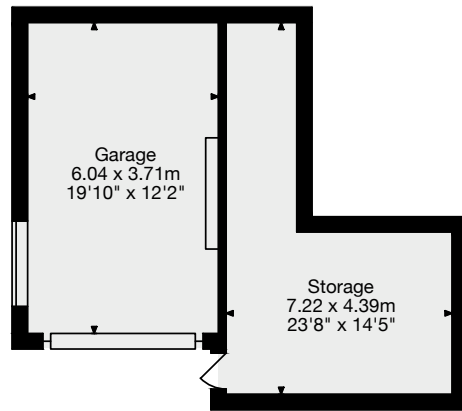
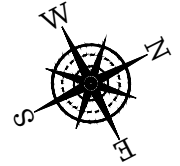
Approximate Gross Internal Floor Area

Main House = 226 sq m / 2,432 sq ft

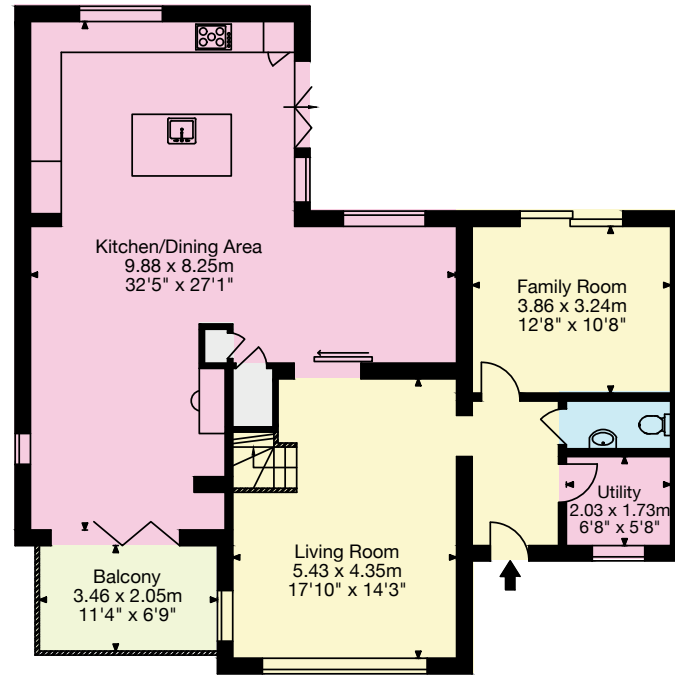
Garage= 22 sq m / 236 sq ft

Total Area = 248 sq m / 2,668 sq ft

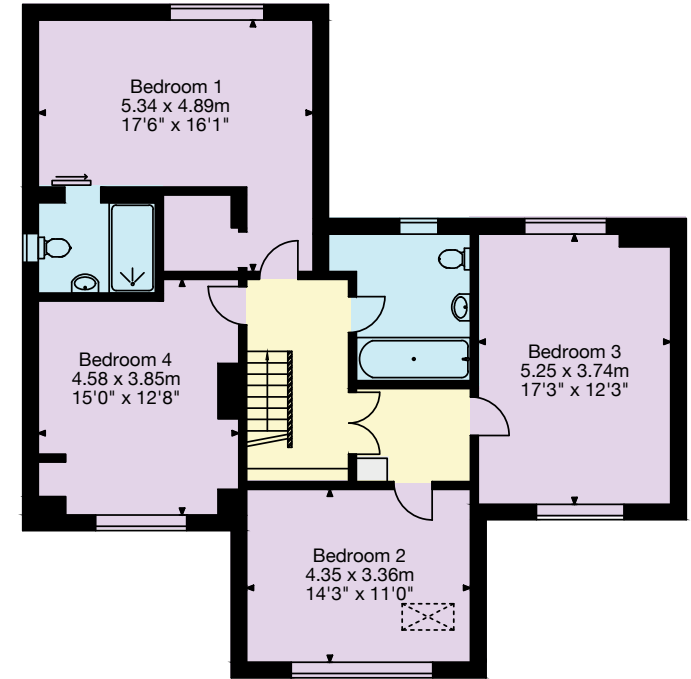
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor



Ground Floor



First Floor

Knight Frank Bristol

Regent House

27A Regent Street

Clifton

BS8 4HR

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

I would be delighted to tell you more

Robin Engley

0117 317 1996

robin.engley@knightfrank.com



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. 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 June 2022. Photographs and videos dated June 2022.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.