

Ridgeway Road, Long Ashton, Bristol



# An exceptional six bedroom detached family home with stunning gardens and additional annexe accommodation.

## Location

The Ridgeway is one of Long Ashton's most sought-after locations. This substantial home sits in an elevated position along this quiet and popular road, enjoying attractive views and a sunny southerly orientation. Long Ashton lies a few miles south-west of Bristol with local amenities including a supermarket, post office, bakery, The Old Library (coffee shop and restaurant) and wine merchant. There are several outstanding children's nurseries and schools in both private and state sector nearby, with the beautiful Ashton Court Estate and Long Ashton golf course just minutes away.

## Description

The accommodation is arranged over three floors. The ground floor has an abundance of beautiful reception rooms, accessed from a warm and welcoming central inner hall, which are perfect to entertain or simply to relax. At the front, there are two dual aspect attractive south facing reception rooms in the form of a drawing room to the west elevation, and a warm and welcoming sitting room to the east, flowing to the bespoke kitchen/breakfast room. Central to the house and extending to an extensive breakfast room is a bespoke kitchen which affords a range of integral appliances and ample storage. Completing the accommodation, the dining room overlooks the rear garden, along with a useful utility room with guest WC and plumbing of the necessary white goods.

On the first floor, five bedrooms enjoy a stunning outlook. A spacious principal bedroom has access to both balconies, along with an en suite shower room. There is one further guest bedroom, complete with integral wardrobe space, along with an additional guest suite and two further guest bedrooms, all serviced by a tiled family bathroom.

On the second floor, there is a fifth bedroom with en suite, shower and bathroom, and an additional office or bedroom and useful additional eaves storage.

It's useful to note that a purposefully designed garage conversion has created an independent annex accommodation, comprising of a kitchen/living and bedroom area with integral en suite.



6



4



4





## Outside

To the front and side of the property, there is parking for numerous vehicles and access to a garage. A colourful front garden blends lawn, flowerbeds and vegetable garden, whilst at the rear, an extensive and sunny garden comprises lawn, patio sun terrace and established flowering specimen trees and shrubs.

It is also worth noting that the vendors have installed photovoltaic solar panels. Photovoltaic cells has a 20 year feed in tariff with about 8-9 years remaining, and the vendors receive approximately £2,000 per annum.

## Property information

**Tenure:** Freehold

**Local Authority:** North Somerset Council

**Council Tax Band:** G

**EPC Rating:** D



**Approximate Gross Internal Floor Area**

Main House = 310 sq m / 3,336 sq ft

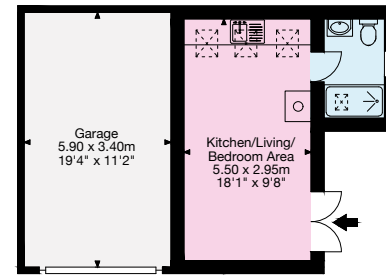
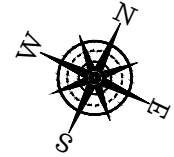
Annexe = 20 sq m / 215 sq ft

Garage = 20 sq m / 215 sq ft

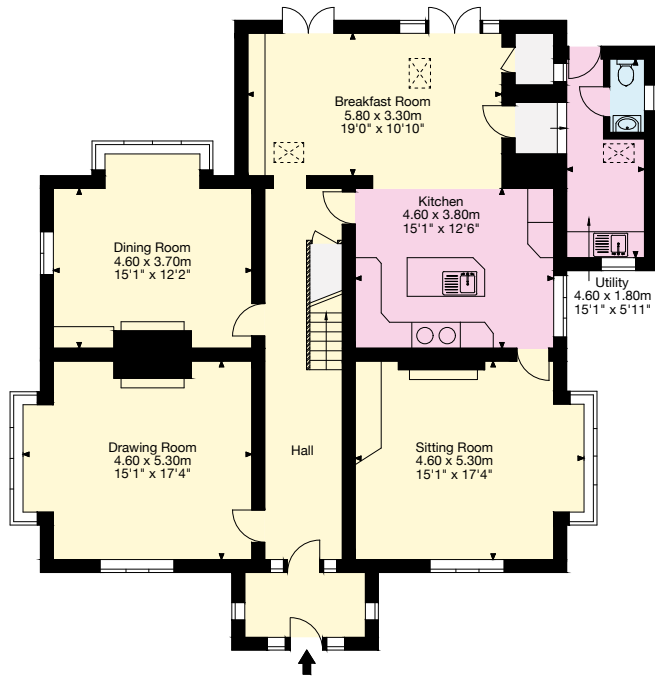
Total Area = 350 sq m / 3,766 sq ft

(Incl. Areas of Restricted Height and Eaves)

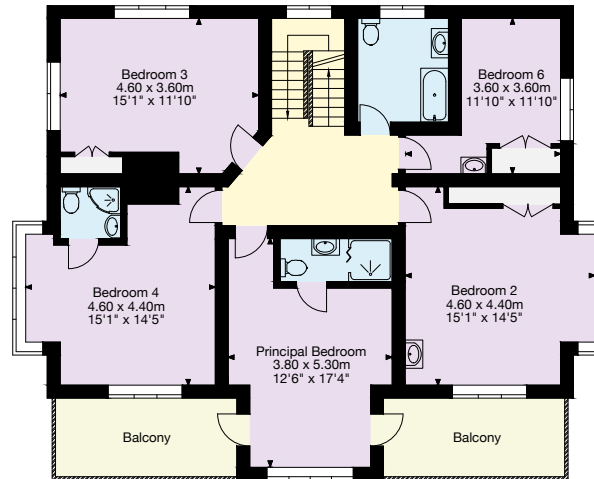
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



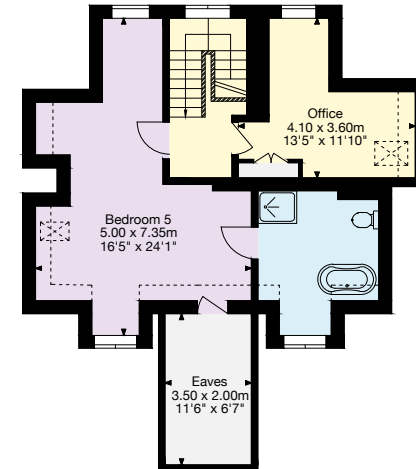
Garage Annexe



Ground Floor



First Floor



Second Floor

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Particulars dated July 2023. Photographs and videos dated July 2023.

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