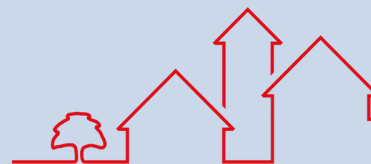




**63 Kings Croft, Long Ashton**

Guide Price **£695,000**



**Parker's**

Estate Agents & Property Lettings



## 63 Kings Croft

Long Ashton, Bristol

If you are looking for a family home in a lovely community village within an easy commute of Bristol and with country views, this is the property for you!

Built by Taylor Wimpey in around 2006 the property is located at the end of a cul de sac in this popular development, and presented to the market for the first time since new. This home has been much improved and extended by the current vendor and is well presented throughout.

The accommodation is deceptively spacious and has the benefit of two front doors which gives the opportunity for annexe potential if desired due to its layout.

Upon entering the property you are presented with an enclosed porch, the hallway allows access to the downstairs WC and follows through to a snug which would be ideal as a playroom space. The kitchen/diner is open plan and fitted with a range of units and appliances include fridge, dishwasher and washing machine. There is a door allowing access to the secure back garden.

The lounge is located to the front of the property with a further door through to a second sitting room. This room has independent access via its own front door to the front of the property and therefore this space has annexe potential or could be ideal as a home office space.

## 63 Kings Croft

Long Ashton, Bristol

Upstairs in the main house you will find three bedrooms with a Jack & Jill bathroom and a room currently used as a study.

The main bedroom also allows access through to a further landing area which would make an ideal second study or dressing area. Stairs via a second staircase lead down to the sitting room. There is also a delightful bedroom which is light, bright and airy, complete with large Velux window and views to the fields and hills beyond. This bedroom is also served with its own shower room.

Outside, the front of the property has off road parking for several cars and a large single garage. The back garden is completely secure making it ideal for children and pets alike. The area includes some lawn and patio space with a well built summerhouse complete with tiled roof.

This is a truly unique property and has been exceptionally well maintained by the current owner. This home is perfect for families looking for a blend of flexible living and functional space, with plenty of light and room to grow.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



**Rooms:**

**Porch**

7' 3" x 4' 7" (2.20m x 1.40m)

**Hall**

7' 7" x 7' 7" (2.30m x 2.30m)

**Lounge**

16' 1" x 11' 6" (4.90m x 3.50m)

**Kitchen/ Breakfast Room**

19' 8" x 13' 5" (6.00m x 4.10m)

**Garden Porch**

3' 7" x 2' 11" (1.10m x 0.90m)

**Play Room**

7' 10" x 11' 6" (2.40m x 3.50m)

**Wc**

**Sitting Room/ Reception**

20' 8" x 8' 6" (6.30m x 2.60m)

**Side Entrance**

5' 3" x 5' 7" (1.60m x 1.70m)

**Main Landing**

**Bedroom 1**

10' 2" x 11' 6" (3.10m x 3.50m)

**Bathroom**

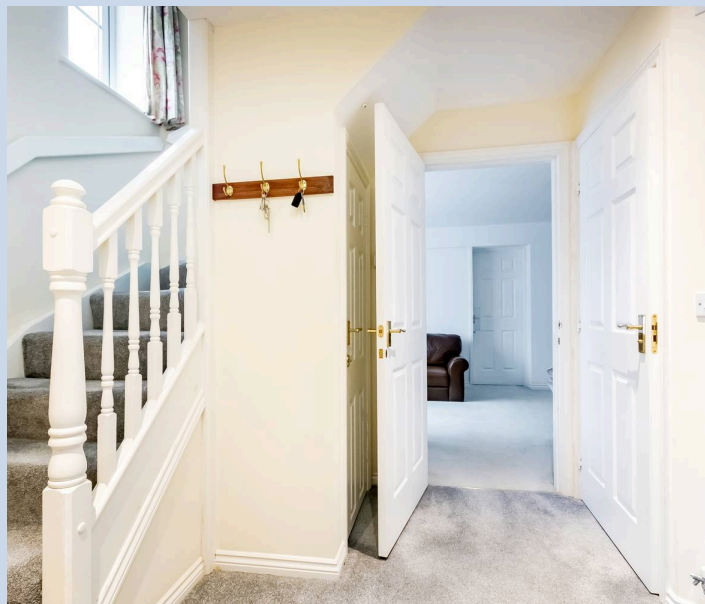
5' 7" x 11' 6" (1.70m x 3.50m)

**Bedroom 2**

9' 2" x 10' 2" (2.80m x 3.10m)

**Bedroom 3**

6' 7" x 10' 2" (2.00m x 3.10m)





#### Study

6' 3" x 8' 2" (1.90m x 2.50m)

#### Bedroom 4

13' 9" x 8' 6" (4.20m x 2.60m)

#### Dressing Room/ Office

13' 1" x 8' 6" (4.00m x 2.60m)

#### En-Suite

7' 7" x 8' 6" (2.30m x 2.60m)

#### Location:

Long Ashton is a thriving community village with a semi-rural feel surrounded by countryside but ideally located within a short drive, cycle or bus journey of Bristol. The village has the benefit of plethora of facilities to include Post Office, a range of independent and larger shops to include, vets, hairdressers, chemist, to name but a few and a well stocked farm shop at Gatcombe Farm. The Ashton Court Estate or National Trust Tytesfield House are within a few minutes drive for anyone wanting to explore the outdoors or for keen sports people the village is ideally situated close to the Long Ashton Golf Club or the David Lloyd Leisure Club. The Long Ashton Community Centre plays a key role in the heart of the village and provides a range of activities for all ages. Along with tennis courts, bowling green, children's play areas and football pitch this village really does have it all. There are two local primary schools Birdwell and Northleaze, both of which are rated Good by Osted with a choice of private and public secondary schools in the local area.





Ground Floor



First Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

63 Kings Croft, Long Ashton



## Parker's Estate Agents

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