



Greenway, 94A Providence Lane, Long Ashton, Bristol, BS41 9DN

£699,950

Hollis Morgan - The Greenway is a recently modernised family home with stunning views over the Long Ashton Golf Course and flexible accommodation with self contained annexe.

- Detached Family Home
- 2500 Sq Ft
- Stunning Views over Long Ashton Golf Club
- Recently Refurbished
- 4 Double Bedrooms
- Open Plan Living Accomadation
- Double Garage and Parking
- Separate Annexe

THE PROPERTY

Originally part of the Ashton Court Estate, the present owner has completely transformed this 70s property, over the past five years, into a contemporary and flexible house. We understand the renovations included a completely new roof with Velux skylights, new bedrooms, with ensuite bath and shower rooms, a new kitchen and utility room, as well as a new garden room. The original domestic diesel tank has been replaced by a modern gas central heating system. It is double glazed throughout. A complete refurbishment of the part of the downstairs accommodation, currently configured as a separate annexe, is ideal for elderly relatives or energetic teenagers. Planning permission to extend and expand the porch is also active.

LOCATION

The Greenway is situated at the top end of Providence Lane and has secure access to Long Ashton golf course, as well as open countryside and woodland. It is ideally located for easy commuting to the City, via Clifton Suspension Bridge, or Hotwells and the Cumberland Basin, while Ashton Court is within easy walking distance. Long Ashton is a highly desirable village with a range of amenities and stores, as well as local schools and facilities. David Lloyd Leisure Centre is within half a mile.

ACCOMODATION

The Greenway is accessible by a private CCTV monitored driveway, with ample private parking and a semi-detached garage with car port. It has lawns to the front and rear, with a productive vegetable garden at the back. A secure doorway at the rear opens to the delights of the local golf course, as well as a public footpath and far reaching countryside. A deceptively spacious and versatile detached family home, totally 2537 Sq Ft, set in lovely tranquil surroundings.

One of the most outstanding features of the property is found upstairs; the Master Bedroom, with its Juliet balcony, has outstanding views of the stunning fairways of the local golf course and surrounding woodland. At the other end of the first floor, from the second double bedroom, are extensive views across woodland and the countryside beyond, towards Dundry Hills and Bristol airport.

The accommodation comprises: a porch, leading to a generous entrance hall, with access to the downstairs cloakroom, and into an open plan kitchen/breakfast room. Another door off the hallway leads into a family sitting/tv room and further access to the breakfast room. The modern kitchen consists of fitted units, a range oven and American style fridge freezer. A half glazed door leads to the spacious utility room, with doors to the gardens at the front and back.

Beyond the breakfast room are double doors to the the superb garden/dining room with French doors to the gardens at the rear.

SCHEDULE

GROUND FLOOR

Porch:

Entrance Hall:

Toilet with handbasin:

Door to annexe:

Door to family/tv lounge with a working fire place.

Open archway to extensive fitted kitchen kitchen and breakfast room:

Kitchen/Breakfast Room:

Door to utility room with doorways to both front and rear gardens:

FIRST FLOOR

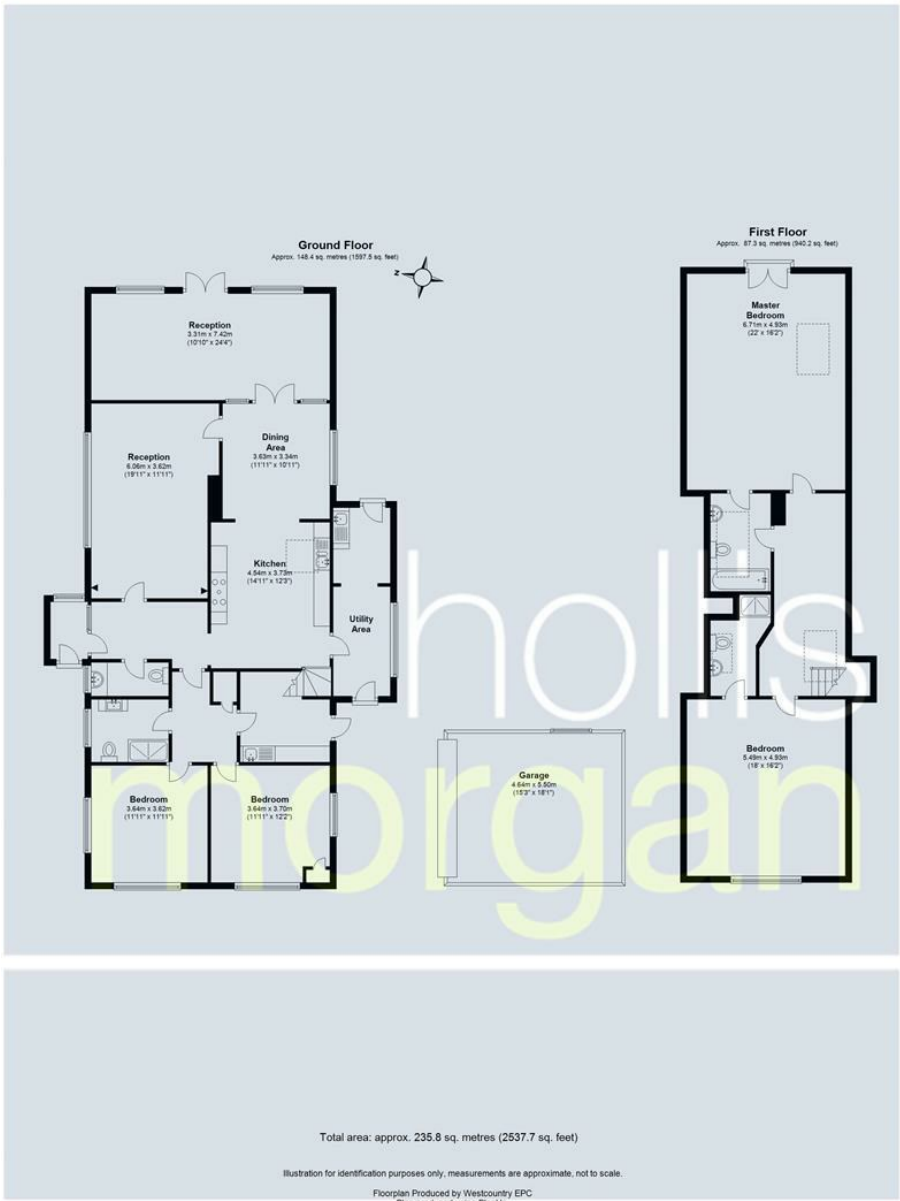
Open Staircase to extensive landing area

Master bedroom with ensuite bathroom

Bedroom 2 with ensuite showroom

ANNEXE AREA



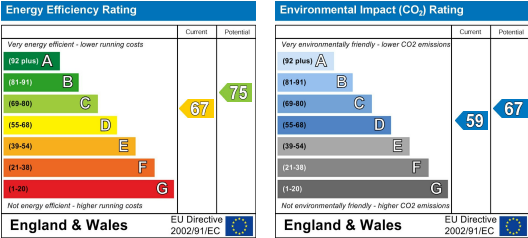


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