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20
18 Theynes Croft, Long Ashton, Bristol, BS41 9NA
£700,000

A substantial (1619 sq ft) and immaculately presented family home in Long Ashton.

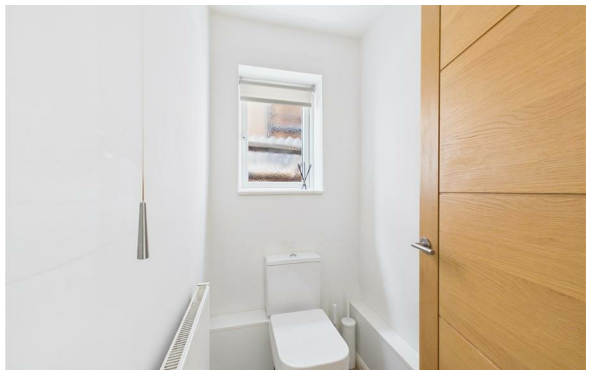
- Long Ashton detached property
- Open plan kitchen/ dining room
- Separate utility room
- Study
- Internal garage
- 4 large bedrooms with 2 ensuite
- Large enclosed rear garden

The Property
18, Theynes Croft is situated in a very sought after area in Long Ashton benefiting from an elevated position and is part of a small terrace of 4 houses. The immaculate property has been very well cared for over the years and is presented in pristine condition.
In summary, the property offers spacious accommodation set on 2 floors with large sitting room, study, utility room, cloak room, garage and large open plan kitchen and dining room on the ground floor. The first floor has 4 bedrooms, 2 with ensuite shower rooms and fitted wardrobes and a bathroom. The master suite benefits from expansive views over the nearby countryside and plenty of natural light from the large bay window.
On entering the property, you are welcomed into a large hallway leading to an inviting sitting room adorned with a large gas fireplace with Corian surrounds.
The open plan kitchen/ dining room offers plenty of floor a wall white gloss cabinets and is complimented with large granite black worktops for food preparation. The kitchen also offers a very sociable island linking the kitchen to the dining area.
The kitchen offers many fitted appliances such as electric hob, extractor fan, dishwasher, American style fridge freezer and double oven whilst the floor has been laid with a warm engineered parquet flooring. The room benefits from views over the garden with direct access made via sliding doors from the dining area. Adjacent to the kitchen is a useful utility room with a door leading to the garden and a separate WC.
The garage can be accessed directly from the house and finalising a separate study offers a perfect space for work.
The property unfolds on the 1st floor with 4 large bedrooms with the principal master suite situated at the front of the house and has the convenience of a large, fitted cupboards and contemporary ensuite shower room fitted with a 3-piece suite with large shower tray, wc and wash basin on vanity.
The large bedroom at the back of the property also offers a very practical ensuite shower room fitted with a white 3-piece suite and enjoys views over the garden, whilst the 2 other bedrooms are served with a family tiled bathroom fitted with large mirror, bath, basin and WC.
On the outside the property offers a large block paved driveway for multiple cars to the front and split level garden with a large patio ideal for entertaining and a raised grass area bordered with mature shrubs and seasonal flowers making this garden a truly peaceful retreat.

Location
Long Ashton village has a wide range of amenities including an excellent local pub serving good food throughout the year. There are also various shops, hairdressers, restaurants two good local primary schools plus access to secondary schools, both state and independent. The Ashton Court Estate is also easily accessible and offers a number of outdoor pursuits. Bristol is also nearby and is accessible either by the A370 or on foot through Ashton Court.

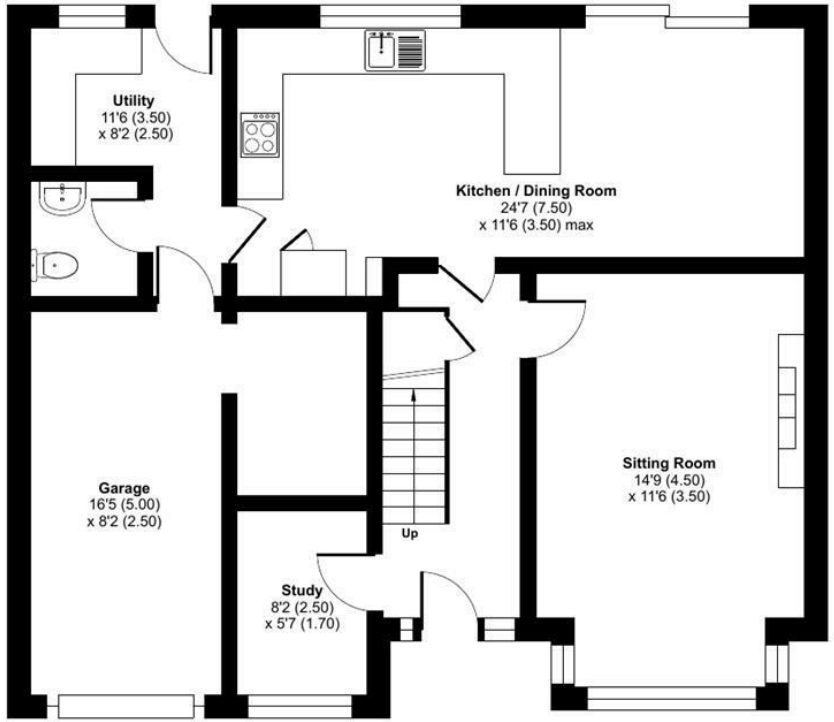
Other Information
Freehold
Council Tax Band: E

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

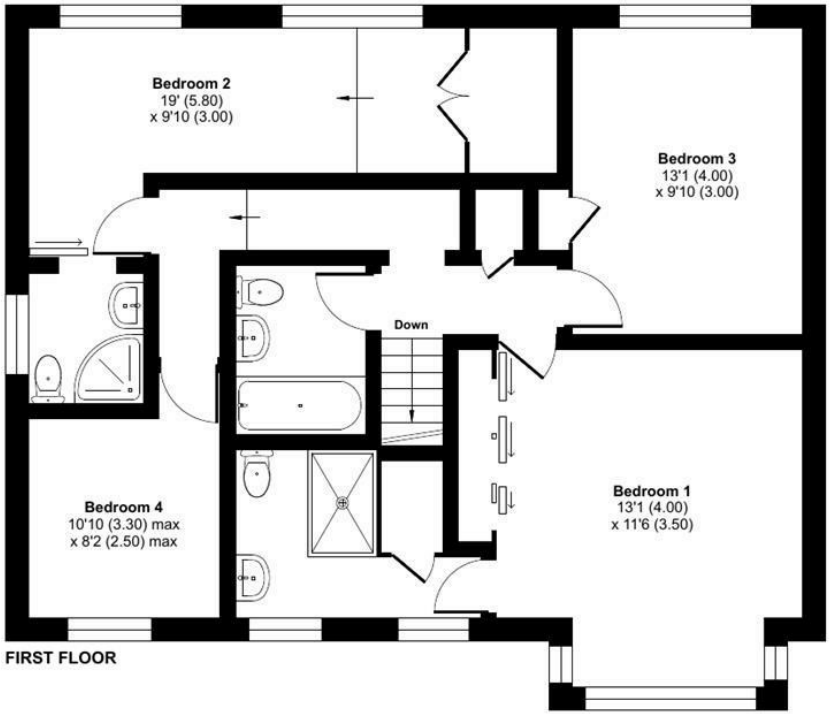


Theynes Croft, Long Ashton, Bristol, BS41

Approximate Area = 1619 sq ft / 150.4 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1754 sq ft / 162.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1312345

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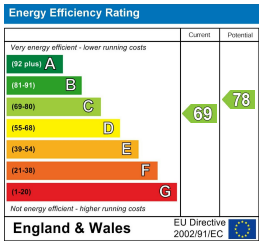

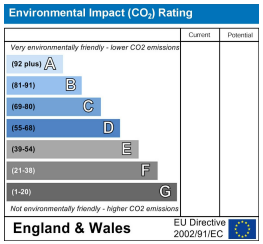

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