

Ashcombe Park Road, Weston-Super-Mare, Somerset. BS23 2YE

£475,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to offer this unique detached house for sale situated in sought-after Ashcombe Park Road, Weston-s-Mare with direct access from the rear garden to Ashcombe Park which extends to over 30 acres.

Built just under 30 years ago, this attractive part stone fronted detached home offers four bedrooms & two reception rooms, plus a super garden room, ideal for relaxing, with the kitchen & reception rooms benefiting from an open-plan design giving a spacious & versatile flow to the property.

In brief, the ground floor accommodation consists: Entrance hall, kitchen/breakfast room, dining room, lounge, garden room, cloakroom and utility room.

To the first floor there are three double bedrooms, (primary bedroom one with a stunning open-plan en-suite shower) plus a single bedroom/home office and a family bathroom.

The property benefits from double glazing (where stated) and gas central heating via a three year old gas combination boiler.

Outside, to the front there is block paved driveway parking for two vehicles plus a stone chip area beyond also suitable for 'overflow' parking if required.

The rear garden is a particular feature of the sale: very secluded with low maintenance paving & stone chip areas, large summer house (currently split into two storage rooms), stone built BBQ area, side access to front.

And of particular interest, a private gate opening directly to Ashcombe Park which boasts over 30 acres of parkland, tennis courts, bowling and a cafe, all to be enjoyed 24/7 with no maintenance costs whatsoever!

This fabulous one of a kind property is sure to attract much attention & we recommend an early viewing to fully appreciate not just the accommodation but the stunning location. Our vendors ask for serious interest only please, from applicants whose own property is at least on the market.

## FEATURES

- Spacious Detached House
- Excellent Decorations + Finishings
- Four Bedrooms
- Two Receptions plus Garden Room
- Private Access to Ashcombe Park
- Late 1990's Build
- Driveway Parking
- EPC - D
- Council Tax - Band D
- Freehold



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Via covered Porch with opaque glazed wooden front door & side panel. Coved ceiling. Stairs to first floor accommodation. Radiator. Half panelled doors to kitchen, lounge, cloakroom and utility room. Walnut wood effect laminate flooring.

#### Kitchen/Breakfast Room

Fitted kitchen with contrasting units comprising floor standing and wall mounted units along three walls with various display cabinets & wooden edged worktops.

Inset white one and a quarter bowl single drainer sink unit with mixer tap and Insinkerator . Tongue & groove style splashbacks. Integrated fridge/freezer & dishwasher. Inset and built in Hoover electric oven. Twin inset Hotpoint gas hobs.

Inset spotlights. Walnut wood laminate flooring. Ample space for a central island or table & chairs. Double glazed window to front aspect with views of front garden. Two radiators. Spotlights. Coving.

#### Wide opening to Dining Room/Family Room

Coved ceiling. Wood effect laminate flooring. two radiators. Coving. Double panel doors opening to lounge & further double doors opening to garden room

#### Lounge

Double glazed window to rear aspect with views of rear garden plus further Double glazed window to garden room. Wood effect laminate flooring. Two radiators. Coved ceiling. Half panelled door leading to hallway & double panelled doors from dining room.

#### Garden Room

Windows & stable door to rear garden. Door to side passage to front. Wood effect laminate floor, power & light, tongue & groove effect wall, corrugated perplex roof. Internal window to Lounge, covered bin/recycling area.

#### Cloakroom/WC

Obscure double glazed window to side aspect. Matching suite comprising: low level wc with concealed flush and wall mounted wash hand basin. Wood effect laminate flooring. Radiator. Half height tongue & groove wall panelling.

#### Utility Room

Obscure double glazed window to side aspect plus UPVC door providing access to garden. Wall mounted Worcester gas combination boiler around three years old & supplying domestic hot water and gas central heating. Floor standing units with roll edged worktop. Space and plumbing for automatic washing machine. Space and point for tumble dryer. Further under-counter spaces for two more appliances. Single stainless steel single bowl sink unit with mixer tap. Dark wood laminate flooring.

### First Floor

#### First Floor Landing

Access to loft space with pull-down ladder. Twin built in cupboards providing shelving and storage space. Doors to all rooms.

#### Primary Bedroom One

Double glazed window to rear aspect. with seasonal views of park. Triple built-in wardrobes. Two radiators. Stripped & painted floorboards.

Feature glass walk-in double shower cubicle with mosaic tiled surround housing mains operated monsoon shower.

Bowl style wash hand basin with cupboard below. Opaque double glazed window to side aspect.

#### Bedroom Two

Double glazed window to front aspect. Radiator. Wood effect laminate flooring.

#### Bedroom Three

Double glazed window to rear aspect. Radiator. Wood effect laminate flooring.

#### Bedroom Four

L-shaped room. Double glazed window to front aspect. Radiator. Wood effect laminate flooring.

#### Family Bathroom

Matching white suite comprising low level wc, pedestal wash hand basin and panelled bath with Triton Cara electric shower over.

Part tiled & tongue & groove splash-backs. Radiator. Opaque double glazed window.

### Outside

#### Front Garden

Low maintenance, laid to chippings with block-paved path leading to front door and side aspect of property. To the front a block paved driveway suitable for parking two large vehicles.

#### Rear Garden

Super private & enclosed by wooden panel fencing and hedging. Paved patio area. Decked seating area. Large Summerhouse sub-divided into two storage units. Gated side passage to front. Stone built BBQ area, outside lighting & power, sun canopy. Private gateway leading to Ashcombe park.

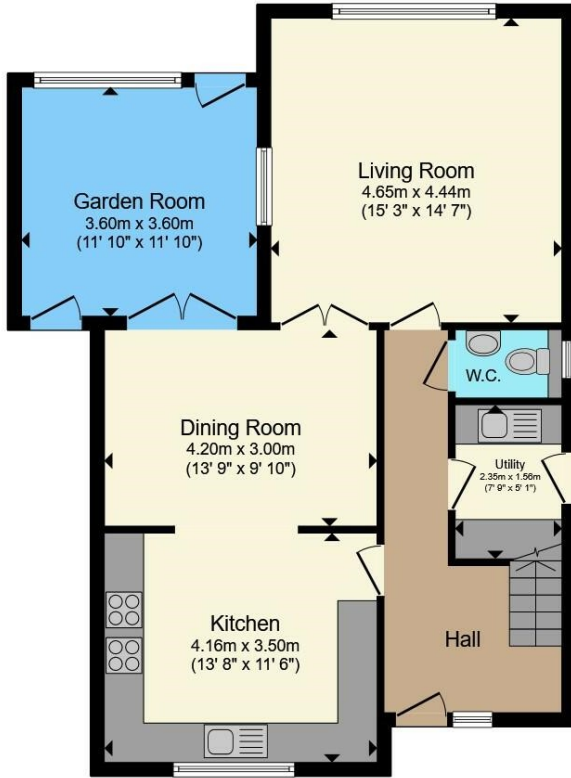
### Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



# FLOORPLAN & EPC



**Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	