



G R E G O R Y S
— E S T A T E A G E N T S —

22 Long Fox Manor Bath Road
Bristol, BS4 5RT

£350,000



No Onward Chain. A superb opportunity has arisen to acquire a striking two bedroom residence within the prestigious Long Fox Manor Estate. Accessible via a private, gated entrance, a leafy, sweeping driveway invites you into this exclusive estate dating back to the early nineteenth century. The building itself is a striking architectural delight, rich in character and the history of a bygone era. Whilst the building itself offers imposing grandeur, the beautifully established estate grounds wrap around the building with a charm and character of their own. Expansive gardens, largely to the rear aspect, compliment the estate, with landscaped terraced lawns and a range of mature trees and shrubs. The gardens can be enjoyed from each original sash window of Apartment 22, with pleasant far reaching views to both the front & rear aspects. Located upon the first floor to the main central building, this fine apartment enjoys dual aspect views over the estate via its beautifully preserved Sash windows. The Grade II Listed Building in which this characterful property resides is home to a selection of premium apartments, with apartment 22 offering a very nicely arranged, generous two bedroom arrangement which has been excellently kept by the current owners. Entrance to the apartment is via the main, imposing door and hallway which leads to a light and airy staircase to the first floor. A mezzanine landing, enjoys a plethora of natural light due to the glazed atrium lantern with sole access to the apartment. Upon entering the property, a sizeable entrance hallway greets, with the current occupiers cleverly utilising this area as a home office. The living accommodation, including a lounge/diner and kitchen/breakfast room can be found overlooking the rear gardens, with the sleeping quarters, two double bedrooms set to the front. The kitchen in-particular impresses, with newly fitted units and a large selection of integrated appliances, whilst the principle bedroom boasts a pair of sash windows and measures an impressive 20ft in length. Completing the accommodation a family bathroom and ensuite shower facilities benefit. In addition to the property itself, there is as much to be said about the vast array of on-site facilities for the exclusive use of the residents. For summer months, an outdoor heated swimming pool presents a very inviting offering, as does the on-site tennis court and the recent addition of an outdoor barbecue and seating area. Back to the indoors, a gymnasium, sauna and hot tub can be enjoyed with the benefit of changing and shower facilities. For those seeking recreational activities, this residence comes with its very own ballroom still in situ, with a fully functional bar for those who enjoy entertaining. If this isn't enough to keep you busy, the former chapel to the far west of the estate is more than just a pretty piece of architecture, with its innovative use as a private cinema room. Perfectly placed for commuting between Bristol and Bath, this property has much to offer to the discerning buyer. Much more than a property alone is gained when purchasing within this exclusive

ACCOMMODATION

ENTRANCE

Entrance to the development is via double, electric gates and intercom system. A tree lined driveway leads to the visitor and then resident car park. Apartment 22 can be found in the main building and access is via the original grand entrance and further intercom system. Staircase to the first floor benefits natural light via the glazed Atrium roof.

HALLWAY 19' 4" x 6' 1" (5.90m x 1.86m)

Apartment door from the communal hallway, radiator, a shelved storage cupboard, wood effect flooring, feature spot lighting above the desk area, doors to rooms

KITCHEN / BREAKFAST ROOM 13' 5" x 8' 5" (4.10m x 2.57m)

A selection of matching wall and base units with work surfaces over, ceramic one and a half bowl sink and drainer unit with extendable mixer taps over, further hot water tap, tiled splash back, space for a 'rangemaster' cooker with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, tiled flooring, breakfast bar with seating under, spot lighting, contemporary vertical radiator, wood effect flooring, glazed sash window with views to the rear aspect and the extensive grounds

LOUNGE / DINER 22' 0" x 13' 4" (6.71m x 4.07m)

A pair of glazed sash windows to the rear aspects with views of the grounds, an electric fire set in a matching surround and hearth, two radiators, wood effect flooring

BEDROOM ONE 20' 7" x 10' 3" (6.27m x 3.12m)

A pair of glazed sash windows to the front aspect, two radiators, door to the en-suite

EN-SUITE 7' 4" x 6' 2" (2.23m x 1.88m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and shower enclosure, tiled splash backs, tiled flooring, spot lighting, extractor fan, heated towel radiator

BEDROOM TWO 10' 3" x 9' 11" (3.12m x 3.02m)

(Measurement taken to maximum point into bay) Glazed sash window to the front aspect, radiator, fitted wardrobes

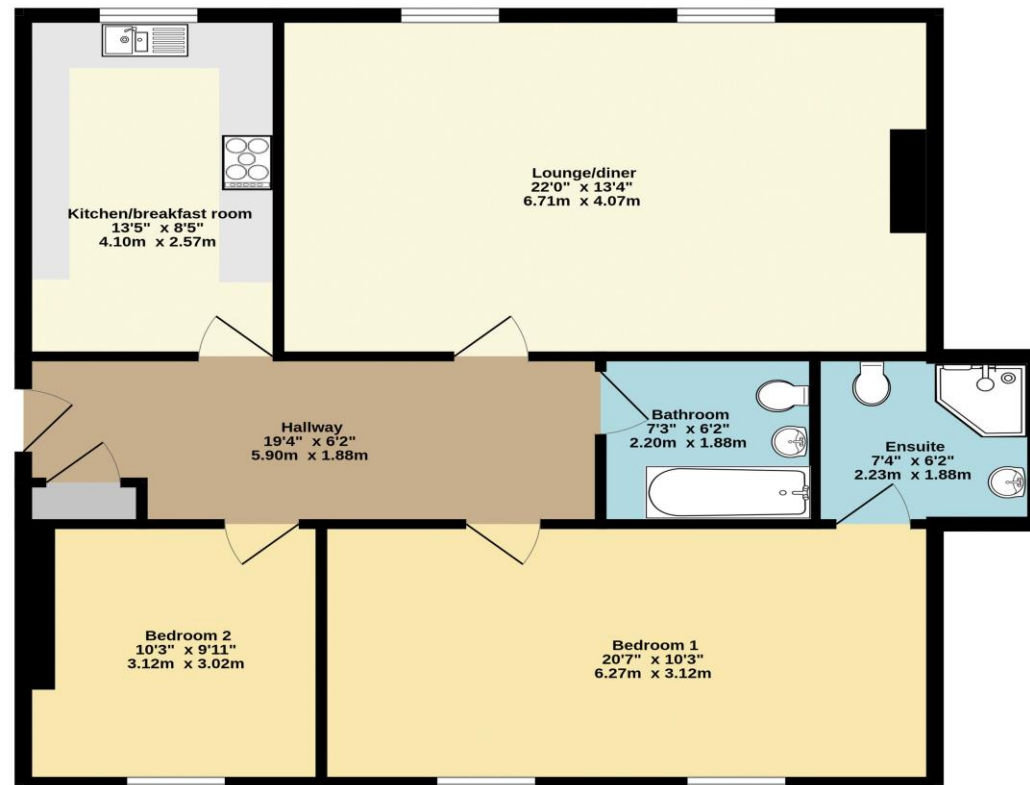
BATHROOM 7' 3" x 6' 2" (2.20m x 1.88m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower mixer taps over, tiled splash backs, tiled flooring, radiator, spot lighting, extractor fan





Ground Floor
952 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

! This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

Flat 22 Long Fox Manor 825, Bath Road Brislington BRISTOL BS4 5RT	Energy rating C	This certificate expired on: 21 June 2022 Certificate number: 2028-9090-6266-9492-5904
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Property type

Mid-floor flat

Total floor area

87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).