



## Valley View 184 Wellsway, Bristol, BS31 1JL

**Offers Over £1,500,000**

Nestled in the picturesque area of Wellsway, Keynsham, Valley View a detached executive family home offers an exceptional living experience. Positioned within approx 4 acres of land and with five spacious bedrooms, four boasting its own ensuite facilities, this property is designed for both comfort and luxury. Residents will appreciate the proximity to a good selection of private schools in both Bristol and Bath, making it an excellent choice for families prioritising education. The surrounding area is rich in local amenities, providing everything you need for day-to-day living, from shops to parks.

As you enter, you are greeted by generous living accommodation that flows seamlessly throughout the home. The sitting room features elegant doors that open onto a balcony terrace, providing breathtaking views across the valley—perfect for enjoying a morning coffee or evening sunset. The dining room leads to a unique music room, while a spiral staircase descends to a second living area, complete with an additional bedroom, ensuite, and a separate kitchen/dining room, ideal for guests or family gatherings.

For those who appreciate leisure and fitness, the property boasts a heated swimming pool accompanied by a stylish bar and entertainment area, as well as a gym/steam room that also enjoys stunning valley views.

### Entrance Hall

17'4" x 15'10" (5.30 x 4.84)



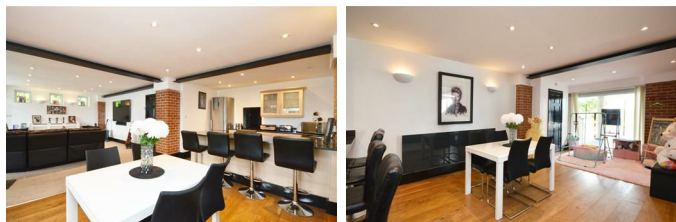
### Bedroom Five

18'0" x 13'3" (5.51 x 4.04)



### Kitchen/Dining Room

30'2" x 11'3" (9.21 x 3.44)



### Ensuite Shower Room

10'8" x 5'1" (3.27 x 1.56)

### Downstairs w/c

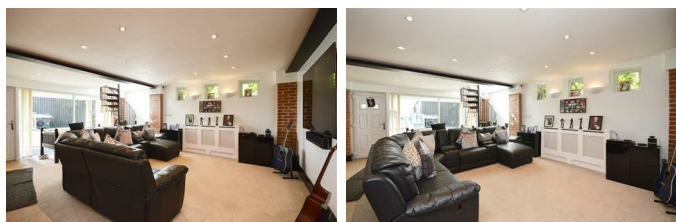
### Dining Room

16'11" x 13'8" (5.17 x 4.19)



### Living Room (Spiral Staircase)

21'9" x 16'7" (6.65 x 5.06)



### Music Room

17'9" x 7'5" (5.42 x 2.27)



### Sitting Room

24'3" x 13'4" (7.40 x 4.08)



### Kitchen

15'9" x 13'9" (4.82 x 4.20)

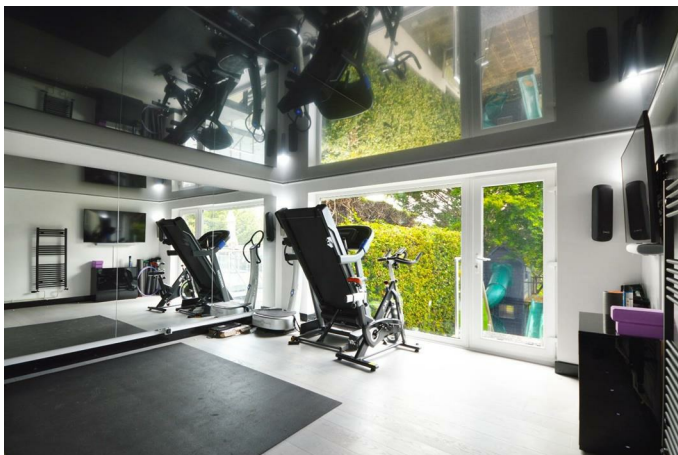


### Utility Room

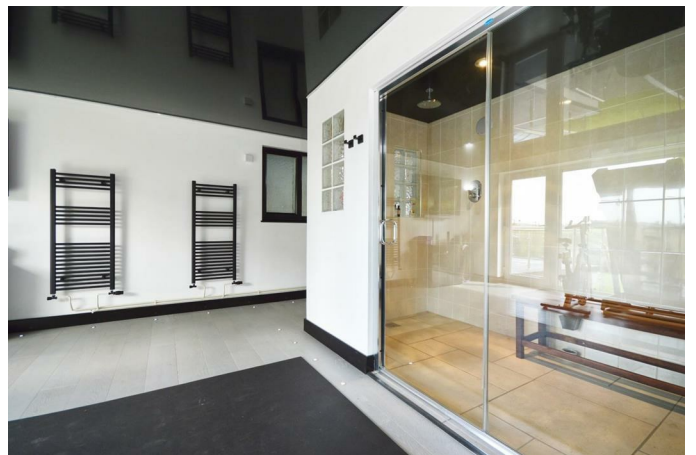
12'6" x 6'7" (3.82 x 2.03)

### Gym

18'2" x 14'7" (5.56 x 4.46)



### Sauna/Shower Room



### Boot Room

9'11" x 8'8" (3.04 x 2.65)

### Downstairs W/C

### Garage

20'2" x 17'1" (6.16 x 5.22)

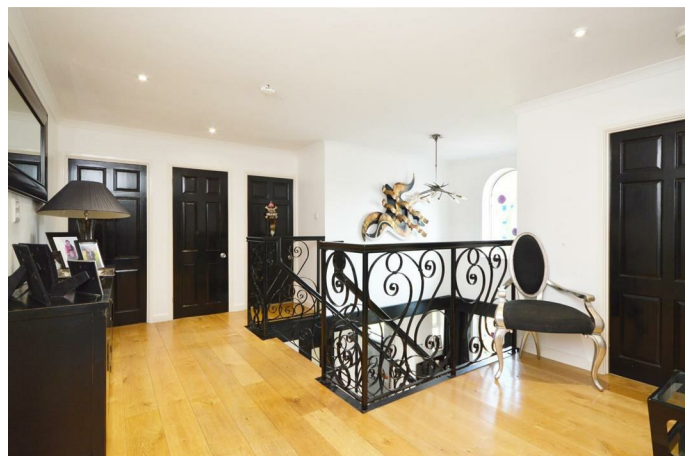
### Kitchen (second)

16'5" x 14'7" (5.01 x 4.46)



### W/C

### First Floor Landing



### Master Bedroom

14'8" x 12'8" (4.48 x 3.88)



### Bedroom Three

13'1" x 10'5" (3.99 x 3.20)

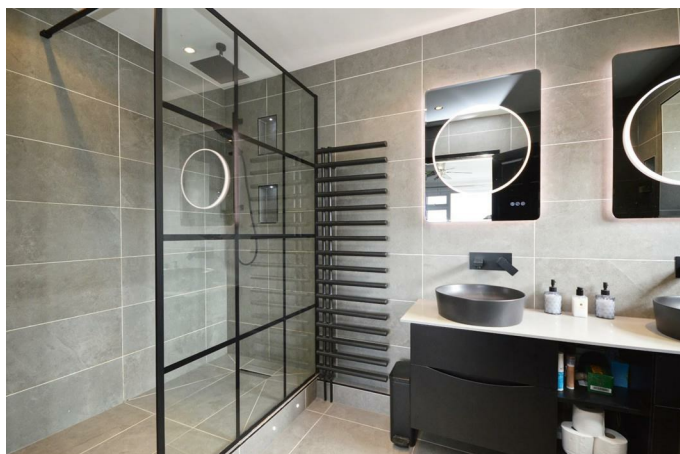


### Dressing Room

15'7" x 9'4" (4.75 x 2.87)

### Ensuite Shower Room

10'8" x 5'7" (3.26 x 1.72)



### Ensuite shower room

### Bedroom Four

14'6" x 10'5" (4.42 x 3.20)



### Family Bathroom

10'7" x 5'8" (3.23 x 1.75)

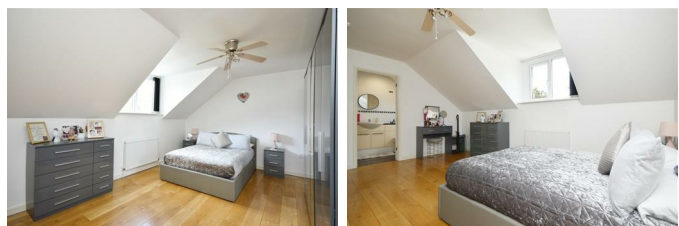
### Study

8'7" x 5'1" (2.64 x 1.56)

### Internal hallway

### Bedroom Two

16'4" x 11'6" (5.00 x 3.52)



## En suite Bathroom

### Sitting Room (first floor)

17'10" x 17'2" (5.46 x 5.24)



### Pool/Bar/Entertainment

30'3" x 16'8" (9.23 x 5.10)



## Utility Area

### Shower Room

6'8" x 6'5" (2.04 x 1.96)



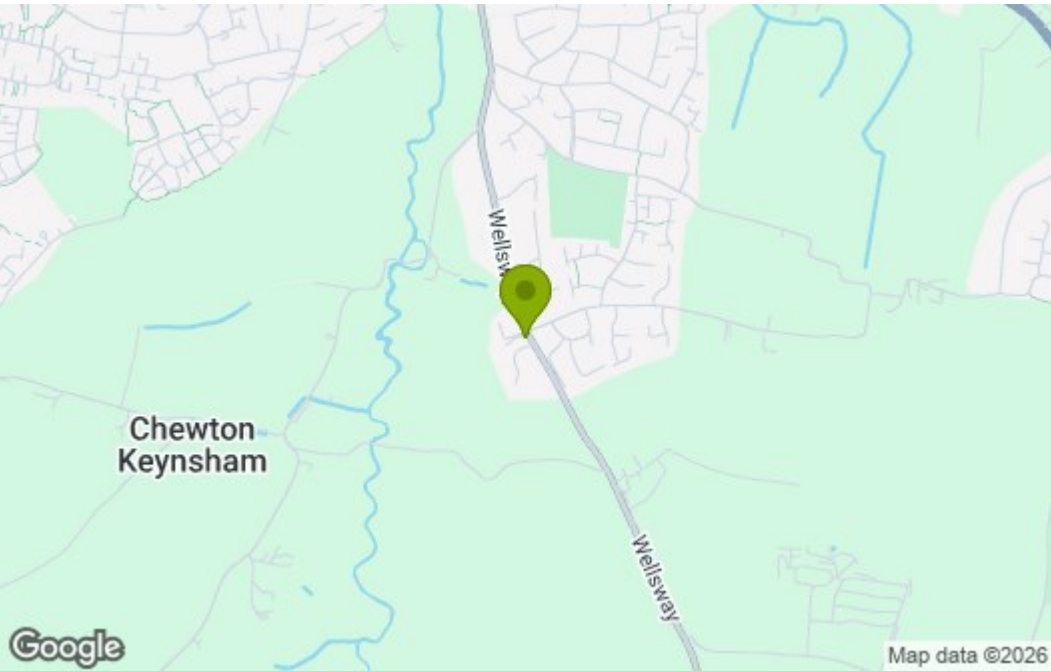
## Outside



Floor Plan



Area Map



Energy Efficiency Graph

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

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