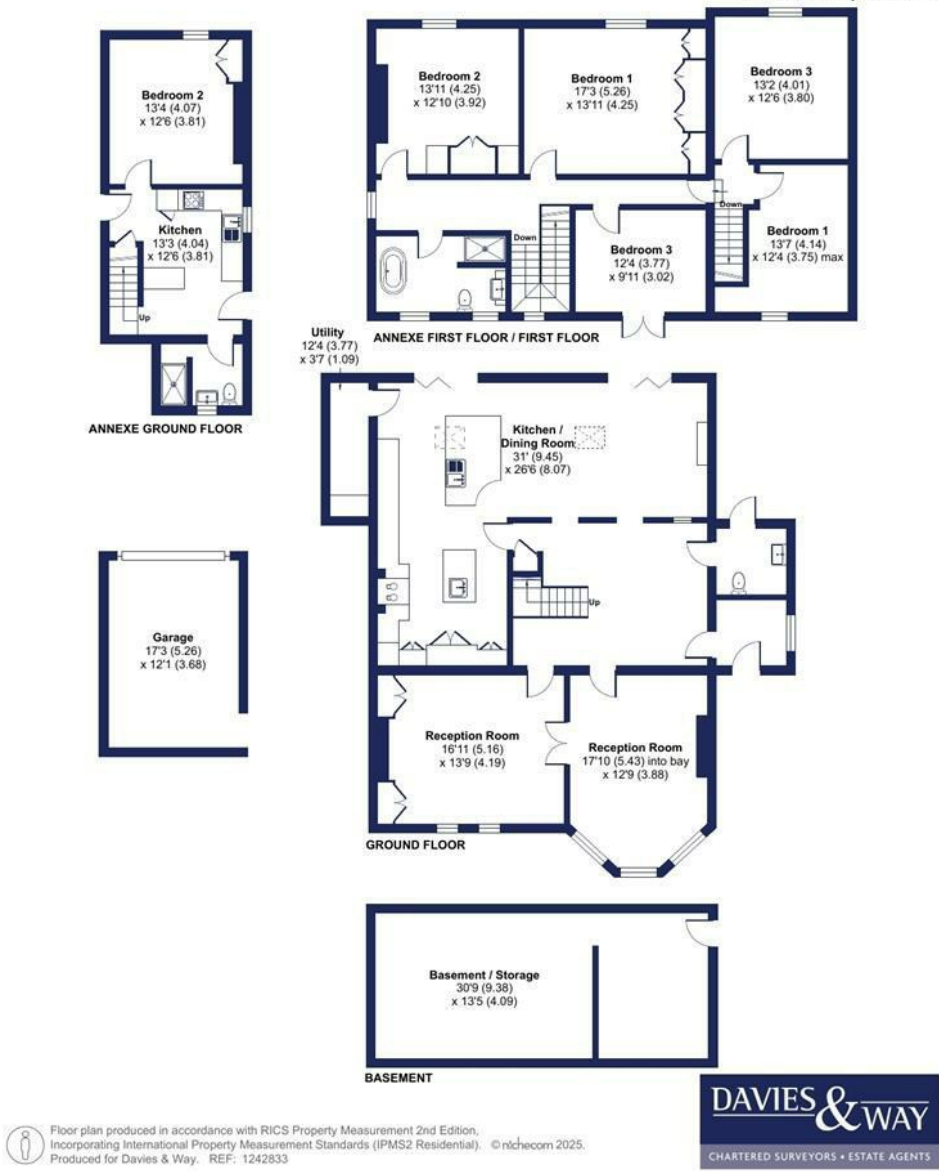


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bristol Road, Keynsham, Bristol, BS31

Approximate Area = 2632 sq ft / 244.5 sq m
Garage = 208 sq ft / 19.3 sq m
Annexe = 720 sq ft / 66.8 sq m
Total = 3560 sq ft / 330.6 sq m
For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

67 Bristol Road, Keynsham, Bristol, BS31 2WA



£1,250,000

A substantial five bedroom period home that sits within generous grounds in the heart of Keynsham.

- Detached
- High Quality accommodation
- Reception Hallway
- Three Reception rooms
- Bespoke Kitchen/Dining/Family room
- Five Bedrooms
- Luxury bathroom
- Self contained Annexe
- Southly facing garden
- Marketed with no onward chain



www.daviesandway.com
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67 Bristol Road, Keynsham, Bristol, BS31 2WA

A beautiful five-bedroom Victorian home that offers the perfect blend of period elegance and modern comfort, with an abundance of charming features including, original fireplaces, high ceilings, ornate cornicing and sash windows to name a few.

On entering a grand reception hallway welcomes you into a space filled with character and leads to two elegant reception rooms. The first features a bay window and a gas flame-effect fireplace, while the second offers an open fireplace, ideal for cosy evenings. The highlight of the ground floor is the expansive Kitchen/Dining/Family Room, complete with a bespoke handcrafted Tom Howley kitchen, bifolding doors, rooflights, and underfloor heating. A separate utility room adds further convenience and is complemented by a further reception room and a shower room that can be re-arranged to provide Annexe accommodation if required.

Upstairs, the spacious landing leads to five generous bedrooms, all of which enjoy delightful views of either the rear garden or nearby open countryside. The internal accommodation is completed by a luxurious family bathroom that boasts a freestanding roll-top bath and walk-in shower.

Outside, a landscaped front garden with a sweeping block-paved driveway provides ample parking, while the expansive southerly facing rear garden features a sunny, tiered lawn and a patio ideal for entertaining.

Located on the market town of Keynsham, in close proximity to a bustling High Street with many independent retailers as well as Waitrose supermarket and several well regarded schools. The home is ideally situated within the town to benefit from open countryside within a stones throw and excellent transport links in the cities of Bristol and Bath, in addition to London via Keynsham mainline railway station.

INTERIOR

GROUND FLOOR

RECEPTION HALLWAY 5.5m x 4.0m (18'0" x 13'1")

Double glazed window to side aspect, original style ceiling rose, ornate cornicing, panelling and high level skirting boards. Built-in storage cupboard, sweeping stairs rising to the first floor landing, doors and openings leading to rooms.

RECEPTION ONE 5.6m x 3.5m into bay (18'4" x 11'5" into bay)

Original sash bay window to front aspect, original ornate cornicing and ceiling rose, picture rails, high level skirting boards, period style radiator and gas flame effect fireplace. Double doors leading to reception two.

RECEPTION TWO 5.4m x 4.3m (17'8" x 14'1")

Original sash windows to front aspect, original cornicing, dado rail, ceiling rose and high level skirting boards. Period style open fireplace, period style radiators.

KITCHEN/DINING/FAMILY ROOM 9.5m x 8.0m to max points (31'2" x 26'2" to max points)

An L-Shaped room boasting a bespoke handcrafted Tom Howley kitchen. Two sets of bifolding doors and two double glazed rooflights. Dining/Family Area: offering exposed original wall, wood burning stove, underfloor heating. Kitchen: offering range of matching hand built wall and base units with Corium work surfaces, two freestanding islands both with inset sinks and one with an inset breakfast bar and hot tap. Range of integrated appliances including an inset Aga to the chimney breast, built-in pantry, fridge and dishwasher. Underfloor heating throughout.

UTILITY ROOM/ANNEXE KITCHEN 4.2m x 4.1m (13'9" x 13'5")

Window to side aspect, high quality kitchen comprising range of matching wall and base units with Corium work surfaces, inset Belfast sink with mixer tap over, integrated fridge, freezer, electric oven with four ring gas hob over and dishwasher. Inset breakfast bar, power points, Corium splashbacks to all wet areas. Two built-in storage cupboards, door leading to Reception Three/AnnexE Lounge.

RECEPTION THREE/ANNEXE LOUNGE 4.1m x 3.9m (13'5" x 12'9")

Original style sash window to front aspect, shelving to chimney recess, radiator.

SHOWER ROOM 2.3m x 1.8m (7'6" x 5'10")

Window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, oversized walk-in shower cubicle with dual head shower off mains supply over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 9.4m x 1.5m narrowing to 0.9m (30'10" x 4'11" narrowing to 2'11")

Double glazed sash windows to rear and side aspects.

BEDROOM ONE 4.6m x 4.3m (15'1" x 14'1")

Original style sash window to front aspect, an array of built-in wardrobes, period style radiator.

BEDROOM TWO 4.4m x 4.0m (14'5" x 13'1")

Original style sash window to front aspect, period style fireplace, built-in wardrobes, radiator.

BEDROOM THREE 3.9m x 3.1m (12'9" x 10'2")

Double glazed French doors to rear aspect leading to raised terrace. Built-in wardrobe, radiator.

BEDROOM FOUR 4.0m x 3.7m (13'1" x 12'1")

Original style sash window to front aspect, radiator.

BEDROOM FIVE 4.2m x 3.0m (13'9" x 9'10")

Original style sash window to rear aspect overlooking rear garden, built-in wardrobe, period style radiator.

BATHROOM 3.5m x 2.3m (11'5" x 7'6")

Dual double glazed sash windows to rear aspect. Luxury four piece bathroom comprising freestanding wash hand basin with mixer tap over and plinth lighting under, dual head walk-in shower cubicle with shower off mains supply over, hidden cistern WC, freestanding roll top bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Landscaped front garden accessed via sweeping block paved driveway, walled boundaries, a selection of mature trees and shrubs, off street parking, steps rising to the front door.

REAR GARDEN

Generous Southerly facing tiered garden thats mainly laid to lawn, generous patio idea for entertaining, wall and fence boundaries, a selection of mature trees and shrubs.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band G according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONIAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

