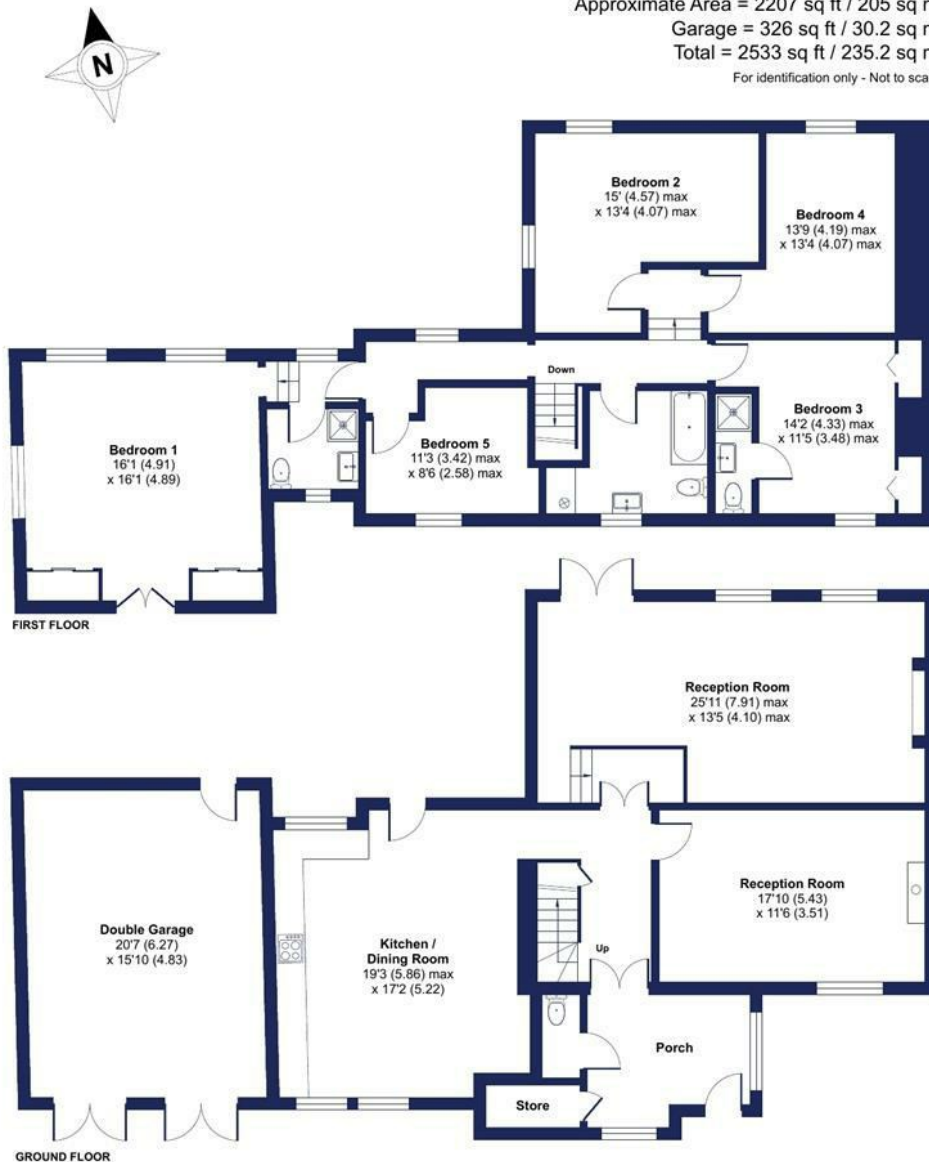


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Durley Hill, Keynsham, Bristol, BS31

Approximate Area = 2207 sq ft / 205 sq m  
Garage = 326 sq ft / 30.2 sq m  
Total = 2533 sq ft / 235.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1314416



## Kew Cottage Durley Hill, Keynsham, Bristol, BS31 2AF



Guide Price £800,000

An attractive five bedroom cottage located on the edge of town that sits within mature gardens.

- Characterful home
- Two Reception rooms
- Kitchen/dining room
- WC
- Five bedrooms
- Two en suites
- Family bathroom
- Double garage
- Off street parking
- Mature gardens



# Kew Cottage Durley Hill, Keynsham, Bristol, BS31 2AF

Kew Cottage is a beautifully presented period home, originally dating back to the 17th century and thoughtfully extended and remodelled by the current owners. This characterful residence seamlessly blends historic charm with modern enhancements, offering spacious and versatile accommodation in a private setting on the edge of Keynsham. Nestled within mature, tree-lined grounds, the property enjoys a secluded feel while remaining conveniently located for access to Keynsham town centre, as well as the cities of Bristol and Bath.

Inside, the cottage is rich in original features, including exposed stone walls, ceiling beams, and flagstone flooring, all of which contribute to its warm and atmosphere. The ground floor begins with a spacious entrance hall with a practical utility cupboard and a WC. The home offers two generous reception rooms: one at the front of the property, featuring a striking wood-burning stove set against exposed stonework, and another at the rear, with lovely views and direct access to the garden—perfect for indoor/outdoor living. A large kitchen/dining room serves as the heart of the home, ideal for entertaining, with further access to the garden via French doors. Upstairs, five well proportioned bedrooms (Four doubles, one single) provide excellent flexibility. Two bedrooms benefit from en suite shower rooms, and the remaining rooms share a four-piece family bathroom.

To the front, a block-paved driveway offers ample off-street parking and leads to a double garage and the main entrance. The rear garden is a standout feature, it is mainly laid to lawn and framed by established trees and shrubs, it provides exceptional privacy and space for families to enjoy. Gravelled seating areas offer the perfect setting for alfresco dining and relaxed social gatherings.

Situated along the main road into Keynsham, Kew Cottage offers superb accessibility while retaining a semi-rural feel, its position makes it ideal for commuters and families alike.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.4m x 2.8m (11'1" x 9'2" )

Double glazed windows to front and side aspects, radiator, power points. Walk in boiler cupboard, door to WC, opening to hallway.

#### HALLWAY 3.7m x 1.4m (12'1" x 4'7" )

Exposed original stonework, timber lintels, feature brickwork storage cupboard, radiator, flagstone flooring, stairs rising to first floor landing, doors to rooms.

#### RECEPTION ONE 5.5m x 3.6m (18'0" x 11'9" )

Double glazed window to front aspect, original exposed ceiling timbers and stonework, feature fireplace with inset wood burning stove, radiator, power points.

#### RECEPTION TWO 7.9m x 4.2m (25'11" x 13'9" )

Double glazed windows to rear and side aspects overlooking rear garden, Double glazed French doors to rear aspect providing access to rear garden. Feature brick fireplace, exposed original stonework, radiator, power points, air conditioning unit.

#### KITCHEN/DINING ROOM 5.9m x 5m (19'4" x 16'4" )

Double glazed windows to front and rear aspects, double glazed door to rear aspect leading to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated dishwasher, space and gas supply for 'Range' style oven, space and plumbing for washing machine, space and power for American style fridge/ freezer, space and plumbing for washing machine, radiator, power points, splashbacks to all wet areas, ample space for family sized dining table, original style flagstones.

#### WC 1.7m x 0.8m (5'6" x 2'7" )

Low level WC.

### FIRST FLOOR

#### LANDING 6.8m x 0.9m (22'3" x 2'11" )

Access to loft via hatch. Double glazed window to rear aspect overlooking rear garden, exposed original stonework, doors to rooms.

#### BEDROOM ONE 5m x 5m (16'4" x 16'4" )

Double glazed windows to rear and side aspects, built in storage cupboards, radiator, power points. Door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 1.8m x 1.7m (5'10" x 5'6" )

Double glazed window to front aspect, modern matching three piece suite

comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with electric shower over, heated towel rail, tiled splashbacks to all wet area.

#### BEDROOM TWO 4.6m x 2.6m (15'1" x 8'6" )

Double glazed windows to rear and side aspects overlooking rear garden, radiator, power points.

#### BEDROOM THREE 3.6m x 3.4m (11'9" x 11'1" )

Double glazed window to front aspect, radiator, power points, built in wardrobe, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.7m x 1.8m (8'10" x 5'10" )

Matching three piece suite comprising pedestal wash hand basin, low level WC, walk in shower cubicle with shower off main supply over, tiled splashbacks to all wet areas.

#### BEDROOM FOUR 4m x 3.1m (13'1" x 10'2" )

Double glazed window to rear aspect, access to loft via hatch, exposed original stonework, radiator, power points, air conditioning unit.

#### BEDROOM FIVE 3m x 2.6m (9'10" x 8'6" )

Double glazed window to front aspect, built in storage cupboard, exposed feature wall, radiator, power points.

#### FAMILY BATHROOM 2.5m x 2.3m (8'2" x 7'6" )

Double glazed window to front aspect, matching four piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, walk in shower cubicle with shower off main supply over, radiator, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to block paving that is access via a dropped kerb and provides off street parking for several vehicles, stone walled boundaries, drive leading to garage, path leading to front door.

#### REAR GARDEN

Wrap around rear and side garden that is mainly laid to lawn and surrounded by a selection of mature trees and shrubs, a delightful outside space with far reaching views across neighbouring countryside and boasting several stone chipping seating areas and raised decking ideal for alfresco dining.

#### GARAGE 6.3m x 4.8m (20'8" x 15'8" )

Benefiting from power, lighting and ample storage, pedestrian door leading to rear garden.

#### AGENTS NOTE

This property is freehold. Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website.

for those wishing to have direct access to the Cities of Bristol and Bath well remaining in close proximity to Keynsham town centre with its selection of independent shops, restaurants, well regarded schools and direct railway access to London Waterloo.

