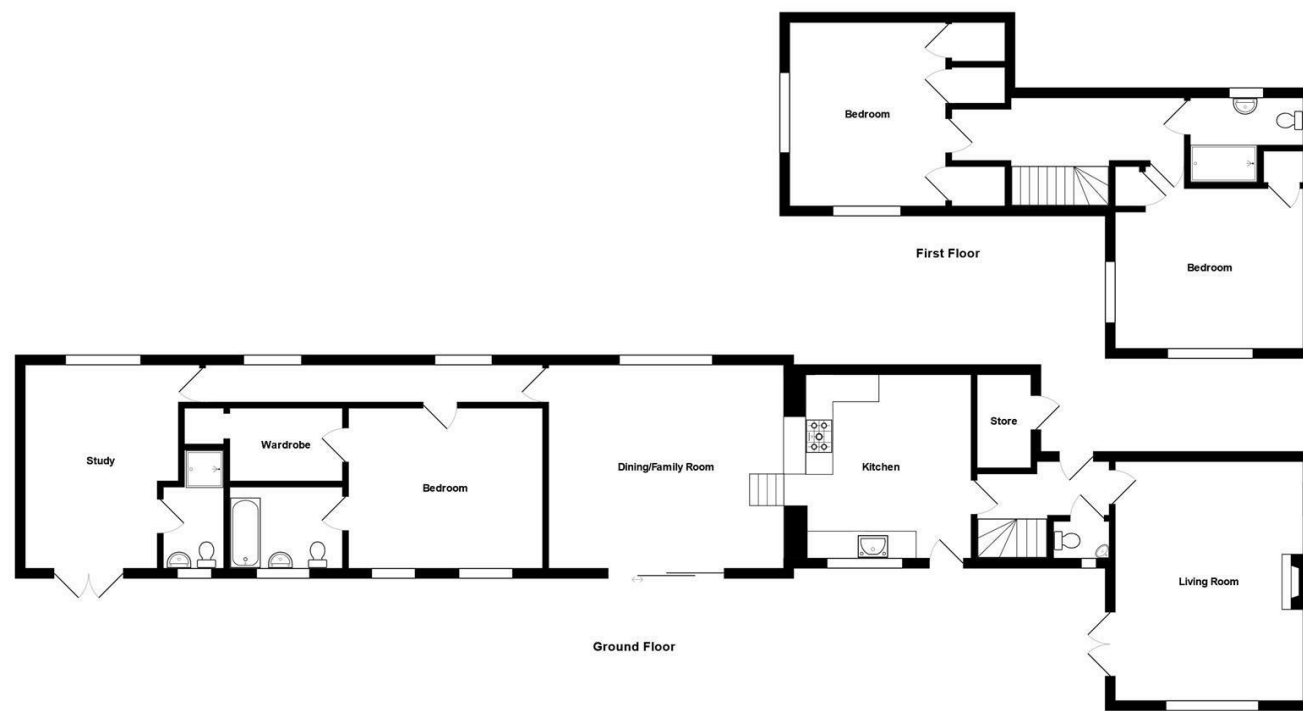


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 177.3 m<sup>2</sup> ... 1908 ft<sup>2</sup> (excluding store)  
All measurements are approximate and for display purposes only.

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

Garden Cottage Stockwood Hill, Keynsham, Bristol, BS31 2AN



£1,100,000

A detached four bedroom period home that's located within generous, mature grounds in easy reach of town centre amenities.

- Substantial grounds
- Detached
- Two Reception rooms
- Kitchen
- WC
- Four bedrooms
- Two en suites
- Family shower room
- Excellent transport links

[www.daviesandway.com](http://www.daviesandway.com)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



# Garden Cottage Stockwood Hill, Keynsham, Bristol, BS31 2AN

This charming detached period property, set within approximately 2 acres of mature grounds, offers a unique chance to enjoy both countryside seclusion and easy access to Keynsham's vibrant High Street, mainline railway station, and excellent transport links to the M4/M5 motorway network via the North Bristol ring road.

This delightful home is approached by a private sweeping driveway that leads to a generous parking area, a formal garden with raised terrace and generous lawn, ideal for family enjoyment, as well as an adjoining paddock that is mainly laid to lawn and surrounded by an abundance of mature trees that provide a great deal of privacy.

Once inside, the home boasts spacious accommodation throughout which to the ground floor comprises of a generous lounge with feature period fireplace, a fitted kitchen that leads to a separate dining/family room and a useful WC. The ground floor further benefits from two versatile double bedrooms, both of which would benefit from en suite shower rooms. To the first floor two further double bedrooms are found, both of which enjoy breathtaking garden views and are serviced by a modern family shower room.

This extraordinary home offers the perfect balance of rural tranquillity and urban convenience, making it an exceptionally rare find in Keynsham. Ideal for families, professionals, or those simply seeking a lifestyle change.

## INTERIOR

### GROUND FLOOR

Entrance to kitchen.

#### KITCHEN 4.6m x 3.5m (15'1" x 11'5" )

Double glazed window to front aspect overlooking garden. Kitchen comprising range of matching wall and base units with granite work surfaces, inset Belfast sink with mixer tap over, integrated dishwasher, space and electric supply for Range style oven and space and power for American style fridge/freezer, power points, radiator, door leading to hallway, opening leading to dining room.

#### DINING ROOM 5.3m x 4.8m (17'4" x 15'8" )

Double glazed French doors to front aspect overlooking and providing access to garden, obscured double glazed window to rear aspect, radiators, power points, door leading to hallway.

#### INTERNAL HALLWAY 2.8m x 1.2m (9'2" x 3'11" )

Door to rear aspect leading to garden, radiator, stairs rising to first floor landing, door leading to WC, door leading to lounge.

#### LOUNGE 5.4m x 4.3m (17'8" x 14'1" )

Dual aspect double glazed windows to front and side aspects, double glazed French doors to side aspect leading to garden, feature period style fireplace with ornate surround, radiator, power points.

#### WC 1.3m x 0.9m (4'3" x 2'11" )

Obscured double glazed window to front aspect, matching two piece suite comprising wash hand basin with mixer tap over and low level WC, tiled splashbacks to all wet areas.

#### HALLWAY 7.7m x 0.9m (25'3" x 2'11" )

Obscured double glazed windows to rear aspect, radiator, power points, doors leading to rooms.

#### BEDROOM ONE 3.7m x 3.9m (12'1" x 12'9" )

Dual double glazed windows to front aspect overlooking front garden, radiator, power points, door leading to en suite bathroom, door leading to dressing room.

#### EN SUITE BATHROOM 2.8m x 1.9m (9'2" x 6'2" )

Obscured double glazed window to front aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, tiled bath with centrally located mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### DRESSING ROOM 2.8m x 1.8m (9'2" x 5'10" )

Benefitting from power, lighting and ample storage.

#### BEDROOM TWO 4.6m x 3.5m (15'1" x 11'5" )

Double glazed French doors to front aspect leading to garden, obscured double glazed window to rear aspect, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.8m x 1.4m (9'2" x 4'7" )

to maximum points. Obscured double glazed window to front aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 4.8m x 1.2m (15'8" x 3'11" )

Double glazed window to rear aspect, access to loft via hatch, power point, doors leading to room.

#### BEDROOM THREE 4.3m x 3.5m (14'1" x 11'5" )

Dual aspect double glazed windows to front and side aspects enjoying garden views, built in storage cupboards, radiator, power points.

#### BEDROOM FOUR 4.4m x 3.6m (14'5" x 11'9" )

Dual aspect double glazed windows to front and side aspects enjoying far reaching views, built in wardrobes, radiator, power points.

#### SHOWER ROOM 2.6m x 1.9m (8'6" x 6'2" )

to maximum points. Obscured double glazed window to rear 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, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

Substantial grounds that are approached via a sweeping drive through double gates and lead to a generous parking area. Surrounded by wall, fence and shrub boundaries and benefitting from a selection of mature trees that provide a great deal of privacy. Arranged as a formal garden, with a raised patio and lawn, and an adjoining paddock that offers an abundance of possibilities.

### TENURE

This property is freehold.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E 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.

### ADDITIONAL INFORMATION

An adjoining property has planning consent for development. Further details available from the Agent on request. The property has the benefit of mains water, electricity and oil central heating.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Standard 30mbps (Source - Ofcom).

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

