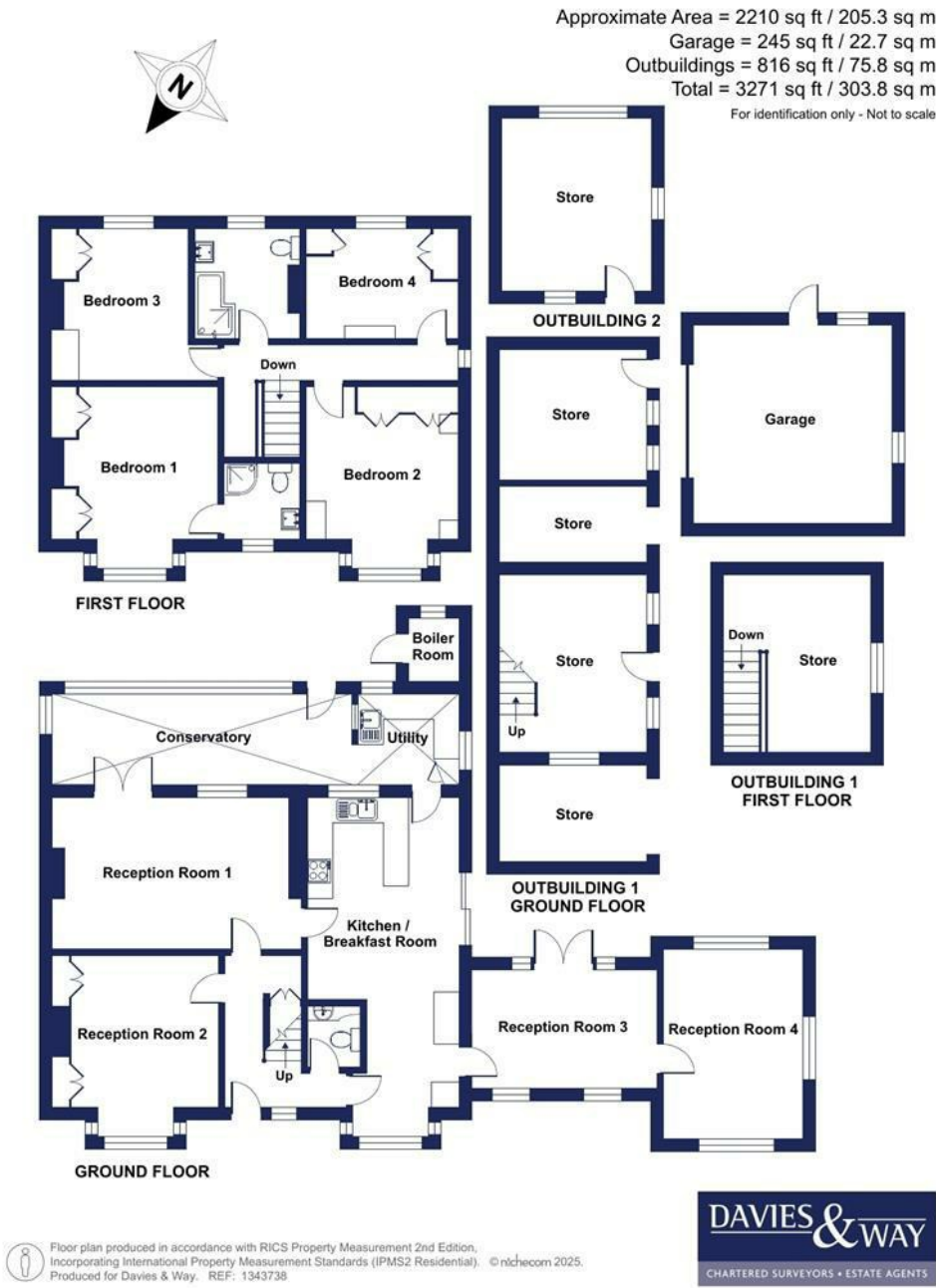


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Keynsham Road, Willsbridge, Bristol, BS30



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

Eddington House, Keynsham Road, Willsbridge, Bristol, BS30 6EJ



Guide Price £850,000

A substantial four bedroom detached home boasting a generous garden and a delightful paddock.

- Detached
- Entrance hallway
- Four reception rooms
- Conservatory
- Utility room
- Four bedrooms
- Ensuite
- Family bathroom
- Detached garage
- Paddock

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.



Eddington House, Keynsham Road, Willsbridge, Bristol, BS30 6EJ

Enjoying a secluded position on a private road, this impressive four double bedroom detached period home is set within substantial grounds while remaining conveniently close to Keynsham town centre and offering excellent transport links to both Bath and Bristol.

The ground floor provides versatile living space, including four reception rooms, a generous kitchen/dining room, a conservatory with a free-growing vine, a practical utility room and a separate WC. Upstairs, the property offers four well proportioned double bedrooms, the master benefitting from an en suite shower room, alongside a modern family bathroom. Externally, the home sits within mature, expansive grounds. To the front is a large driveway with parking for several vehicles and a detached double garage. The rear boasts wrap-around lawns, well-stocked flower beds, a selection of fruit-bearing trees, and two sizeable outbuildings offering scope for conversion (subject to consents). The property also enjoys a mature adjoining paddock, which presents further potential for development (subject to planning permissions).

A unique home, rarely available to the market, offering exceptional outside space and exciting potential – an ideal opportunity for growing families.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.9m x 1.8m (12'9" x 5'10")

Stain glass lead inset window to front aspect, radiator and power points. Understairs storage cupboard, stairs rising to first floor landing and doors leading to rooms.

RECEPTION ONE 5.6m x 3.7m (18'4" x 12'1")

Window and glazed French doors to rear aspects to conservatory, feature open fireplace with wood surround, cornicing, dado rail, radiators, power points and door leading to kitchen/breakfast room.

RECEPTION TWO 4m x 4.5m into bay (13'1" x 14'9" into bay)

Double glazed bay window to front aspect, decorative period style fireplace with wood mantle and inset dressers to chimney recesses, cornicing, dado rail, radiator and power points.

KITCHEN/BREAKFAST ROOM 8.2m x 3.8m narrowing to 2.4m (26'10" x 12'5" narrowing to 7'10")

Double glazed window to rear aspects to conservatory, double glazed French doors to side aspect leading to rear garden and double glazed bay window to front aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven and four ring electric hob, integrated fridge, space and plumbing for dishwasher, radiators, power points, tiled splashbacks to all wet areas and door leading to Utility room.

RECEPTION THREE 4.5m x 2.9m (14'9" x 9'6")

Dual aspect double glazed windows to front and rear aspects, double glazed French doors to rear aspect overlooking and providing access to rear garden, radiator, power points and door leading to Reception four.

RECEPTION FOUR 4.6m x 3.5m (15'1" x 11'5")

Triple access double glazed windows to front, side and rear aspects, ceiling heights in places reaching 3.3m ('10.9'), radiator and power points.

CONSERVATORY 7.4m x 2.3m (24'3" x 7'6")

Glazed windows to rear and side aspects, glazed roof, feature real life vine, radiator, power points and opening leading to utility room.

UTILITY ROOM 2.6m x 2.4m (8'6" x 7'10")

Dual aspect windows to rear and side aspects overlooking rear garden, range of matching wall and base units with roll top work surfaces, stainless steel sink, space and plumbing for washing machine and low level fridge, power points.

WC 1.7m x 1.3m (5'6" x 4'3")

Two piece suite comprising wash hand basin and low level WC, radiator and extractor fan.

FIRST FLOOR

BEDROOM ONE 4m x 4.5m into bay (13'1" x 14'9" into bay)

Double glazed bay window to front aspects, built in double wardrobes, radiator, power points and door leading to en suite shower room.

EN SUITE SHOWER ROOM 2m x 1.9m (6'6" x 6'2")

Double glazed window to front aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off main supply over, radiator and tiled splashbacks.

BEDROOM TWO 4.8m x 3.7m into bay (15'8" x 12'1" into bay)

Double glazed bay window to front aspect, built in wardrobes, radiator and power points.

BEDROOM THREE 3.7m x 3.3m (12'1" x 10'9")

Double glazed window to rear aspect overlooking rear garden, built in wardrobe, radiator and power points.

BEDROOM FOUR 3.7m x 2.7m (12'1" x 8'10")

Double glazed window to rear aspect overlooking rear garden, built in wardrobes, radiator and power points.

BATHROOM 2.7m x 2.2m (8'10" x 7'2")

Double glazed window to rear aspect overlooking rear garden, matching three piece suite comprising wash hand basin with mixer tap over, low level WC with panelled bath with centrally located mixer tap and dual head shower off main supply over, heated towel rail and tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Accessed via a private driveway (Full access rights and equal maintenance responsibility with neighbouring homes). Mainly laid to hardstanding that provides ample parking, shrub boundaries, a selection of mature trees and flower beds, path leading to front door, access to garage and a path leading to rear garden.

REAR GARDEN

Mature rear garden boasting a selection of fruit bearing trees, well stocked flower beds and mature shrubs, raised patio seating area, generous lawn, LPG tank and several outbuildings measuring 4.3m x 3.7m, 12.2m x 3.8m and 4.4m x 3.7m that offer ample storage and the potential for further living accommodation (subject to necessary consents).

PADDOCK

Adjoining the rear garden is a delightful paddock with an abundance of mature trees and measures approximately one third of an acre and provides potential for development (subject to obtaining necessary consents).

GARAGE 5.1m x 4.9m (16'8" x 16'0")

Detached garage accessed via double up and over door with pedestrian access to garden, benefitting from power, lighting and storage to eaves.

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.

ADDITIONAL INFORMATION

The property has benefit from mains electric, water, sewerage and septic tank and galor gas.

Local authority: South Gloucestershire.

Services: All services connected.

Broadband speed: Superfast 31mbps (Source - Ofcom).

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

