

1 High Street, Keynsham, Bristol, BS31 1DP
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Gooseberry Lane, Keynsham, Bristol, BS31

Approximate Area = 1875 sq ft / 174.1 sq m
 Garage = 351 sq ft / 32.6 sq m
 Total = 2226 sq ft / 206.7 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 2026. Produced for Davies & Way. REF: 1472244



Chew Bridge Cottage Gooseberry Lane, Keynsham, Bristol, BS31 1EY



Guide Price £1,100,000

An exceptional riverside period residence with annexe potential, set within grounds approaching 1/3 acre.

- Period home
- Riverside position
- Three Reception Rooms
- Four bedrooms
- Bathroom and En-suite
- Flexible layout with annexe potential
- Grounds approaching 1/3 acre
- Gated parking and two garages
- Dapps Hill Conservation Area
- Walking distance to Keynsham High Street and railway station



Chew Bridge Cottage Gooseberry Lane, Keynsham, Bristol, BS31 1EY

One of Keynsham's most distinctive period residences, Chew Bridge Cottage occupies an enviable position beside the River Chew within the historic Dapps Hill Conservation Area. Set within beautifully landscaped grounds approaching one third of an acre, this exceptional detached property combines centuries of history with the comforts and convenience of modern family living.

Believed to date back several centuries and originally formed from four individual cottages, the property has been painstakingly restored and sympathetically enhanced to create a residence of considerable charm and individuality. Exposed stonework, original fireplaces, vaulted ceilings, bespoke joinery and a wealth of period features sit effortlessly alongside high-quality contemporary finishes, creating an elegant balance between heritage and modernity.

Offering four bedrooms and a collection of beautifully appointed reception rooms, the layout is both spacious and highly adaptable. A particularly appealing feature is the potential to create self-contained annexe accommodation, making the property ideally suited to multi-generational living, guest accommodation or those seeking independent space for family members while remaining connected to the principal residence.

The grounds are every bit as impressive as the property itself. Framed by mature trees and enjoying a peaceful, private outlook, the gardens have been professionally landscaped to provide extensive areas for entertaining, relaxation and family enjoyment. Secure gated parking, two garages and the property's exceptional setting further enhance what is a truly rare opportunity within the heart of Keynsham.

Combining architectural heritage, versatile living space and a setting seldom found so close to the town centre, Chew Bridge Cottage represents an outstanding opportunity to acquire one of the area's most remarkable homes.

INTERIOR

GROUND FLOOR

KITCHEN 3.9m x 3.4m (12'9" x 11'1")

Triple aspect double glazed windows to front, rear and side aspects, double glazed velux window to roofline, bespoke built kitchen comprising range of matching soft close wall and base units with granite work surfaces, inset Belfast sink with mixer tap over, space and gas supply for 'Range' style oven with oversized extractor fan over, integrated dishwasher, space and power for upright fridge/freezer, power points. Period style radiator, space for breakfast table, underfloor heating, tiled splashbacks to all wet areas, door leading to lounge/dining room.

LOUNGE/DINING ROOM 7.2m x 4m (23'7" x 13'1")

Dual aspect double glazed windows to front and rear aspects, glazed French doors to front aspect leading to Orangery. Feature brick fireplace with solid wood mantle and inset woodburning stove, secondary exposed stone fireplace, underfloor heating, power points. Doors leading to Orangery.

ORANGERY 5.3m x 2.5m (17'4" x 8'2")

Dual aspect double glazed windows to front and side aspects overlooking rear garden, double glazed French doors to rear aspect providing access to rear garden. Glazed roof, radiator, power points, door leading to utility room.

INTERNAL LOBBY 1.1m x 1.1m (3'7" x 3'7")

Door leading to WC, door leading to garage two.

WC 2m x 1.1m (6'6" x 3'7")

Modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC. Heated towel rail, tiled splashbacks to all wet areas.

UTILITY ROOM 3.1m x 2.2m (10'2" x 7'2")

Double glazed door to front aspect leading to garden, low level base unit with solid wood work surface, wash hand basin with mixer tap over, space and plumbing for washing machine, tumble dryer and low level fridge. Radiator, power points, tiled splashbacks to all wet areas, doors to rooms.

FAMILY ROOM 5.5m x 4.6m (18'0" x 15'1")

Double glazed window to side aspect and glazed door to side aspect overlooking and providing access to rear garden. Feature fireplace with inset wood burning stove, radiator, power points, stairs rising to first floor and onto Bedroom Two/Studio

FIRST FLOOR

LANDING 5.3m x 0.9m (17'4" x 2'11")

Double glazed windows to rear aspect, access to loft via hatch, exposed stonework, radiators, doors to rooms.

BEDROOM ONE 4.3m x 3.4m (14'1" x 11'1")

Double glazed window to side aspect overlooking garden, ceiling heights in excess of 3m (9'10'), radiator, power points.

BEDROOM THREE 4.5m x 3m (14'9" x 9'10")

Dual aspect double glazed windows to front and side aspects overlooking garden, ceiling heights surpassing 3m (9'10') in places. Exposed stone fireplace, built in storage cupboard housing gas combination boiler, radiator, power points.

BEDROOM FOUR 3m x 3m (9'10" x 9'10")

to maximum points. Double glazed window to rear aspect overlooking rear garden, double glazed velux window to roofline, ceiling heights surpassing 3m (9'10') in places. An array of built in wardrobes and storage cupboards, exposed stone fireplace, power points.

BATHROOM 2.8m x 2.3m (9'2" x 7'6")

Obscured double glazed window to rear aspect, luxurious four piece suite comprising freestanding wash hand basin with mixer tap over set on granite plinth, hidden cistern WC, freestanding bath with mixer tap and shower attachment over and oversized walk in shower cubicle with dual head shower off mains supply over. Heated towel rail incorporating period style radiator, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO/STUDIO 4.7m x 3.3m (15'5" x 10'9")

Ceiling heights in places reaching 4.5m (14'9"). Directly accessed and open to the family room on the ground floor via a solid wood staircase. Double glazed window to side aspect and double glazed velux window to roofline, original exposed ceiling timbers, feature stone fireplace, radiator, power points, walk in storage cupboard, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.6m x 2.2m (8'6" x 7'2")

to maximum points. An 'L' shaped room benefitting from double glazed window to roofline, ceiling heights extending to 3.5m (11.5') in places, original exposed ceiling timbers, high quality matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, an oversized walk in shower cubicle with shower off mains supply over. Heated towel incorporating period style radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT GARDEN

Enclosed walled garden with well stocked flower beds.

GARDEN

Professionally landscaped garden that extends to approximately 150 feet (46 metres). Fully enclosed with two levelled lawns, a selection of mature trees and pretty well stocked flower beds, two raised terrace seating areas, a feature rose arch and pergola, wild flower garden, greenhouse, vegetable plot, wood store.

GARAGE ONE/WORKSHOP 7m x 2.9m (22'11" x 9'6")

Accessed via double doors benefitting from power, work bench, lighting and integral access to utility room.

GARAGE TWO 3.8m x 3.4m (12'5" x 11'1")

Accessed via double gates benefitting from power, lighting and integral access to lobby.

OFF STREET PARKING

Mainly laid to stone chippings, accessed via double gates and leading to garden.

DRIVEWAYS

Two hardstanding driveways providing additional parking and access to garages.

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

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Superfast 71mbps (Source - Ofcom).

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

