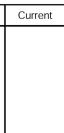

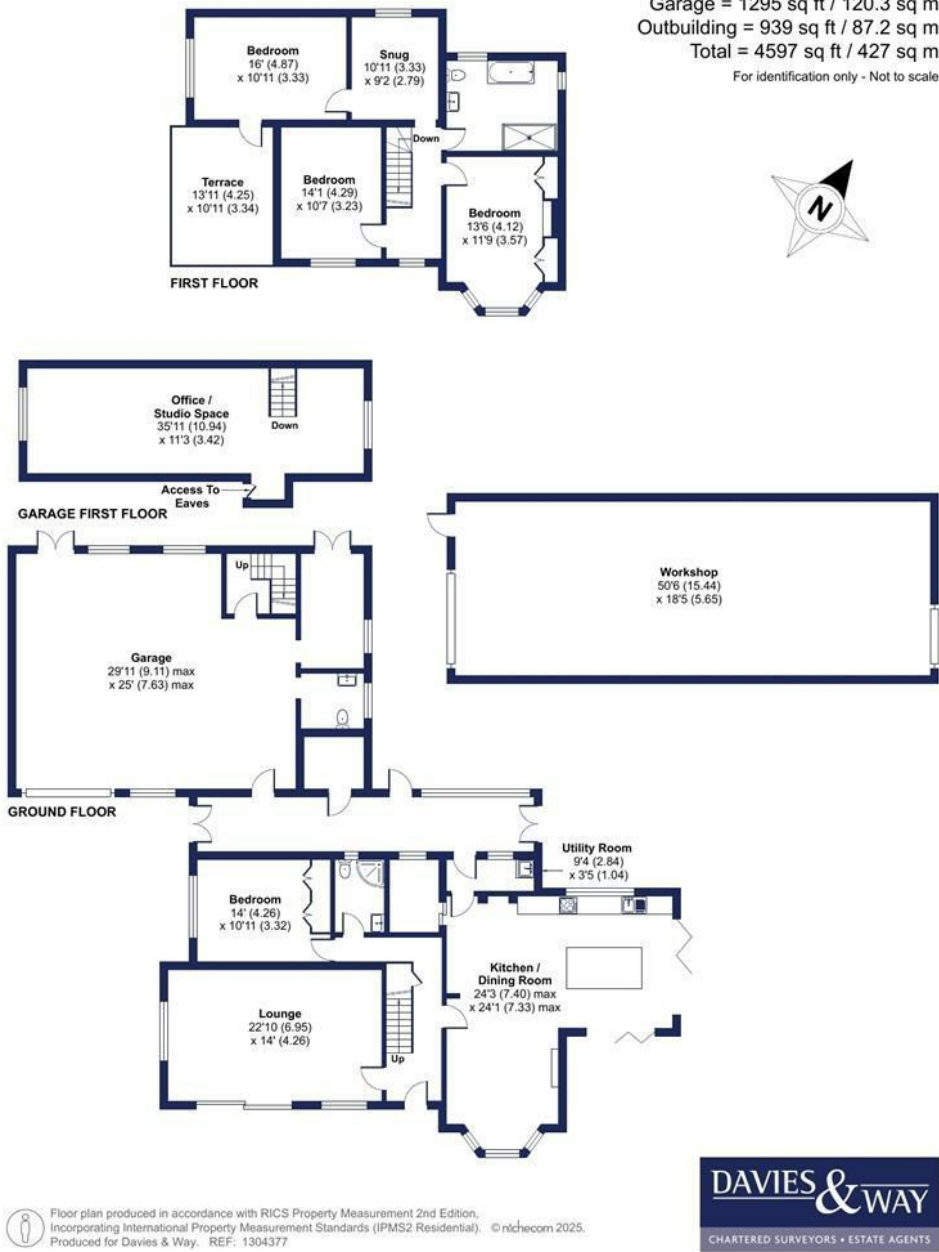


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Stockwood Vale, Keynsham, Bristol, BS31

Approximate Area = 2363 sq ft / 219.5 sq m
 Garage = 1295 sq ft / 120.3 sq m
 Outbuilding = 939 sq ft / 87.2 sq m
 Total = 4597 sq ft / 427 sq m
 For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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 Tel: 0117 9863681 email: keynsham@daviesandway.com

Woodlea House Stockwood Vale, Keynsham, Bristol, BS31 2AS



Guide Price £1,350,000

An elegant four double bedroom period home that sits within substantial grounds in a semi rural position on the edge of Keynsham.

- Lounge ▪ Kitchen/Dining/Family room ▪ Shower room ▪ Four bedrooms ▪ Bathroom ▪ Snug ▪ Garage ▪ Office ▪ Detached workshop ▪ Grounds of approximately 2 acres

www.daviesandway.com
 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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Woodlea House Stockwood Vale, Keynsham, Bristol, BS31 2AS

Set within approximately two acres of private grounds and enjoying far reaching countryside views, Woodlea House is a substantial four/five bedroom residence dating back to 1913. Located at the end of a peaceful lane on the rural edge of Keynsham, the property offers exceptional privacy while remaining close to town centre amenities, schools, and transport links.

The home has been thoughtfully modernised throughout, blending period character with stylish and practical living. The ground floor features a welcoming hallway, spacious lounge, and an impressive open-plan kitchen/dining/family room—perfect for modern family life and entertaining. A ground floor double bedroom with adjoining shower room is ideal for guests, alongside a utility room and access to the integral garage. Upstairs offers three double bedrooms, all with countryside views, and the principal bedroom opening onto a roof terrace via a snug, which offers potential as a walk-in wardrobe or en-suite. A luxury four-piece bathroom completes this floor. Additional features include a basement and a vast integral garage (approx. 9.3m x 7.6m) with inspection pit, wash area, storage, and stairs leading to a recently converted office/studio—ideal for remote work or hobbies.

The mature, well-stocked gardens are a standout feature, accessed via electric gates and providing generous space for outdoor living. A detached workshop (approx. 15.5m x 5.7m) at the rear of the plot benefits from three phase power and an inspection pit, making it a perfect space to run a business or for further development (subject to obtaining necessary consents).

Stockwood Vale is a no-through road surrounded by open countryside yet remains within easy reach of Keynsham’s high street, railway station, and highly regarded schools—making this an exceptional opportunity for those seeking rural living with town convenience.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.6m x 1.8m (15'1" x 5'10")

Radiator, power points, stairs rising to first floor landing, doors leading to rooms and door and stairs leading to basement..

LOUNGE 7m x 4.3m (22'11" x 14'1")

Dual aspect double glazed windows to front and side aspect, double glazed sliding doors to front aspects providing access to a raised terrace overlooking front garden, radiators, power points.

KITCHEN/DINING/FAMILY ROOM 8.1m x 3.4m into bay (26'6" x 11'1" into bay)

to maximum points. Double glazed bay window to front aspect, double glazed bi-folding doors to front and side aspects, double glazed window to rear aspect, high quality bespoke built kitchen comprising range of matching soft close base units with Quartz work surfaces, double inset sink with mixer tap over, range of integrated appliances including electric oven, four ring induction hob with extractor fan over and integrated dishwasher, space and power for American style fridge/freezer, centrepiece island with inset breakfast bar, power points, splashbacks to all wet areas. Dining and seating area offering ample space for family sized dining table with separate seating area, benefitting from an open fireplace with stone surround, radiator, power points and access to a walk in pantry and utility room.

WALK IN PANTRY 2.4m x 1.6m (7'10" x 5'2")

Obscured double glazed window to rear aspect, benefitting from power, lighting and generous storage.

UTILITY ROOM 2.4m x 1.1m (7'10" x 3'7")

Double glazed window and door to rear aspect leading to rear lobby, belfast sink, space and plumbing for washing machine.

REAR LOBBY 11m x 1.8m (36'1" x 5'10")

Double glazed windows to rear aspect, double glazed French doors to side aspects and double glazed door to rear aspect, built in storage cupboards, power points, door providing integral access to garage.

BEDROOM THREE 4.3m x 3.3m (14'1" x 10'9")

Double glazed window to side aspect, two built in double wardrobes, radiator, power points.

SHOWER ROOM 2.4m x 1.7m (7'10" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising wash hand basin with mixer tap over, low level W/C, walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.3m x 1.8m (14'1" x 5'10")

Double glazed window to front aspect, access to loft via hatch, doors leading to rooms, opening leading to snug.

SNUG 3.4m x 2.9m (11'1" x 9'6")

Double glazed window to rear aspect overlooking rear garden, power points, door leading to bedroom one.

BEDROOM ONE 4.9m x 3.3m (16'0" x 10'9")

Double glazed window to side aspect, double glazed door leading to roof terrace, radiator, power points.

ROOF TERRACE 4.6m x 3.6m (15'1" x 11'9")

Enclosed by glass and stainless steel balustrade and offering breathtaking views of surrounding countryside.

BEDROOM TWO 4.5m x 3.2m (14'9" x 10'5")

Double glazed bay window to front aspect, an array of built in wardrobes and storage cupboards, radiator, power points.

BEDROOM FOUR 5m x 3.7m into bay (16'4" x 12'1" into bay)

Double glazed window to front aspect overlooking front garden, radiator, power points.

BATHROOM 3.6m x 3m (11'9" x 9'10")

Dual aspect double glazed windows to rear and side aspects enjoying far reaching views, luxury four piece suite comprising wash hand basin with waterfall mixer tap over, low level W/C, bath with waterfall mixer tap and shower attachment over and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BASEMENT 4.1m x 3.4m (13'5" x 11'1")

With ceiling heights of approximately 1.8m (5.10') benefitting from power, lighting and providing a generous storage space.

GARAGE 9.3m x 7.6m (30'6" x 24'11")

Accessed via sliding double doors and with double doors leading to the rear aspect, dual aspect double glazed windows to front and side aspects. Benefitting from power, lighting and inspection pit and with ceiling heights of approximately 3.2m (10.5') openings leading to two storage rooms, stairs leading to first floor office.

GARAGE - SECOND FLOOR

OFFICE 11m x 3.4m (restricted head height in places) (36'1" x 11'1" (restricted head height in places))

A versatile space currently utilised as an office/recreation room benefitting from dual aspect double glazed windows to side aspects, four double glazed velux style windows to roofline, electric panel heaters, power points and storage to the eaves.

DETACHED WORKSHOP 15.4m x 5.7m (50'6" x 18'8")

to maximum points. Double roller shutter door to side aspect, single roller shutter door to further side aspect, uPVC double glazed windows to front aspect and rear aspects, power, lighting, vehicle access pit, storage to eaves.

FORMAL GARDENS

The property is set within substantial formal gardens extending to approximately two acres, directly backing onto and enjoying far-reaching views of the surrounding countryside. Approached via a sweeping driveway, the home offers generous off-street parking for several vehicles and leads to the integral garage. The majority of the gardens are laid to lawn and framed by mature borders stocked with a variety of established shrubs, including striking willow and oak trees that enhance the sense of maturity and privacy that are complemented by two large ponds with an attractive waterfall feature, creating a peaceful and scenic setting. To the side of the house, an elevated terrace offers a wonderful spot to enjoy the open views and is directly accessed from the main residence. A charming pergola completes the picture, providing a tranquil retreat within this beautifully landscaped outdoor space.

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

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Standard 12mbps (Source - Ofcom).

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

