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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(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		



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## 12 Arcadius Way, Keynsham, Bristol, BS31 2GE



**Guide Price £950,000**

A substantial four double bedroom detached home of the "Brading" style backing directly onto open countryside.

- Detached ▪ Breathtaking views ▪ Lounge ▪ Open plan kitchen/dining/family room ▪ WC ▪ Four double bedrooms ▪ Two en suites ▪ Bathroom ▪ Balcony ▪ Double garage

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# 12 Arcadius Way, Keynsham, Bristol, BS31 2GE

A rare opportunity to acquire the highly sought-after "Brading" style executive home, situated on the edge of the ever-popular 'Somerdale' development. This stunning property offers spacious, high-quality accommodation throughout and boasts an enviable position backing directly onto open countryside, with uninterrupted views across the River Avon and towards Kelston.

The ground floor features a generous entrance hallway, a stylish bay-fronted lounge, and an impressive open-plan kitchen/dining/family room. This breathtaking space is equipped with a range of integrated Siemens appliances and enhanced by two full-height bi-folding doors that seamlessly open onto the rear garden. Additional ground floor accommodation includes a contemporary cloakroom and a practical utility room.

Upstairs, a striking galleried landing leads to four double bedrooms and a luxurious family bathroom. Three of the bedrooms benefit from floor-to-ceiling windows with far-reaching countryside views, while two enjoy en suite facilities. The master suite further impresses with a walk-in dressing room and private balcony.

Externally, the front and rear gardens have been thoughtfully landscaped with ease of maintenance in mind. The front garden features a level lawn, neat shrub borders, and vibrant flower beds. The rear garden offers a lawn, a spacious patio ideal for entertaining, and a separate raised deck with pergola. It is enclosed by fenced boundaries with well-stocked borders and provides pedestrian access to a double garage.

Homes within the "Somerdale" development are highly desirable due to their convenient location, just a short distance from the High Street, the mainline railway station, and the acclaimed "Chocolate Quarter," which offers a gym, spa, and pizzeria. Further amenities include the Somerdale Pavilion with clubhouse, tennis courts, bowling green, and football pitches, as well as the Somerdale Educate Together Primary School.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.3m x 2.2m (14'1" x 7'2" )

Radiator, power points, built in storage cupboard, stairs rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 5.4m x 4.2m into bay (17'8" x 13'9" into bay)

Double glazed bay window to front aspect, radiator, power points.

#### KITCHEN/DINING/FAMILY ROOM 8.5m x 6.3m narrowing to 3.9m (27'10" x 20'8" narrowing to 12'9" )

Dual double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, high quality kitchen comprising range of matching soft close wall and base units with Quartz work surfaces over, inset bowl and a quarter stainless steel sink with mixer tap over, range of integrated Siemens appliances including wi-fi enabled double electric oven with warming drawer under, five ring electric hob with oversized extractor fan over, fridge/freezer, dishwasher and wine cooler. Centrepiece island with integrated breakfast bar, plinth lighting, power points, Quartz splashbacks to all wet areas. Separate dining and family areas benefitting from radiators and power points, door leading to utility room.

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

Obscured double glazed door to side aspect, range of matching wall and base units with Quartz work surfaces, stainless steel sink with mixer tap over, wall mounted gas boiler, integrated washing machine and freezer, power points, radiator, extractor fan, Quartz splashbacks to all wet areas.

#### WC 2.18m x 2.06m (7'2" x 6'9" )

Dual obscured double glazed windows with inset blinds to front aspect, modern matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 4.2m x 3m (13'9" x 9'10" )

Access to loft via hatch, galleried landing benefitting from built in storage cupboard housing hot water cylinder, radiator and power points. Doors leading to rooms.

#### BEDROOM ONE 6m x 4.1m (19'8" x 13'5" )

Dual aspect double glazed windows to front and rear aspects, double glazed French doors to rear aspect leading to balcony, radiator, power points. Door leading to en suite shower room, door leading to walk in dressing room.

#### WALK IN DRESSING ROOM 2.8m x 1.4m (9'2" x 4'7" )

Double glazed window with inset blinds to front aspect, fully fitted wardrobe with an abundance of hanging space and shelving, radiator, power points.

#### EN SUITE 3.2m x 1.9m (10'5" x 6'2" )

Obscured double glazed window to rear aspect, luxury three piece suite comprising wash hand basin with mixer tap over, low level WC, an oversized walk in shower cubicle with dual head shower off mains supply over, extractor fan, heated towel rail, tiled splashbacks to all wet areas.

#### BALCONY 5.5m x 1.5m (18'0" x 4'11" )

Laid to decking and enclosed with glass sides, offering breathtaking views across adjoining open countryside.

#### BEDROOM TWO 5.4m x 4.2m (this measurement includes en suite) (17'8" x 13'9" (this measurement includes en suite))

Double glazed windows to rear aspect, double glazed French door to rear aspect, Juliette balcony affording breathtaking views, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.9m x 1.5m (9'6" x 4'11" )

Luxury three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM THREE 4.4m x 4.2m (14'5" x 13'9" )

Double glazed window to rear aspect, double glazed French doors to rear aspect to Juliette balcony enjoying breathtaking views, radiator, power points.

#### BEDROOM FOUR 4.5m x 4.3m into bay (14'9" x 14'1" into bay )

Double glazed bay window to front aspect, radiator, power points.

#### BEDROOM FIVE/STUDY 3.2m x 2.1m (10'5" x 6'10" )

Dual aspect double glazed windows with inset blinds to front and side aspects, built in storage cupboard, radiator, power points.

#### FAMILY BATHROOM 3m x 2.3m (9'10" x 7'6" )

Obscured double glazed window to rear aspect, luxury four piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over and walk in shower cubicle with dual head shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with shrub boundaries, well stocked flower beds, path leading to front door.

### OFF STREET PARKING

Allocated off street parking for two vehicles accessed via a dropped kerb and leading to the garage.

### REAR GARDEN

Directly backing onto and overlooking rolling countryside, mainly laid to lawn with fenced boundaries, generous patio ideal for entertaining, raised deck with pergola over, vegetable plot, well stocked flowerbeds, gated path leading to front of property, door leading to garage.

### GARAGE 6m x 5.8m (19'8" x 19'0" )

Accessed via dual up and over doors, obscured double glazed door leading to garden, obscured double glazed window to rear aspect, benefitting from power and lighting.

### TENURE

This property is freehold

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is F. 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

There is an estate charge of £223.73 payable per annum.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

