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## The Farmhouse Hicks Gate, Keynsham, Bristol, BS31 2AB

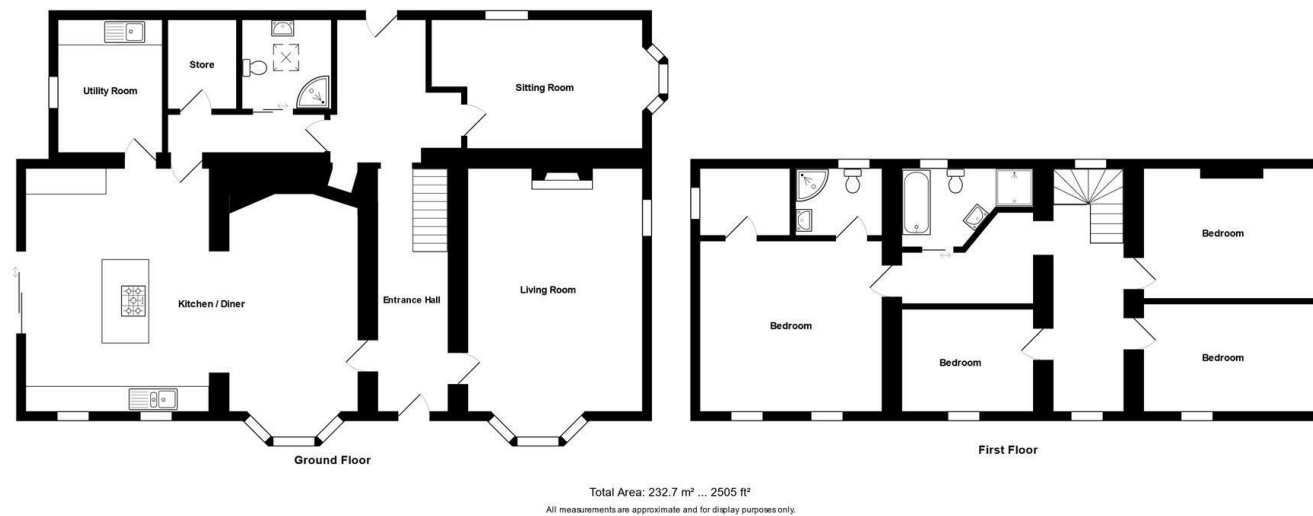


£800,000

Extended and refurbished to high standard and offering spacious accommodation throughout, this delightful Farmhouse conversion is located within an exclusive setting and directly backs onto open countryside.

- Three Reception rooms
- Kitchen/dining room
- Utility room
- Shower room
- Four bedrooms
- En suite to master
- Bathroom
- Landscaped gardens
- Off street parking
- Breathtaking views

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# The Farmhouse Hicks Gate, Keynsham, Bristol, BS31 2AB

'The Farmhouse' is one of three new homes within an exclusive development on the edge of Keynsham that boasts breathtaking countryside views. The development is located just off the A4 which directly links the cities of Bristol and Bath and enjoys an excellent strategic position to benefit from access to both cities, the North Bristol Ring Road and a vast range of amenities within the market town of Keynsham including a mainline railway station with direct links to London Paddington.

The complex offers a mix of high quality Farmhouses and Barn Conversions that enjoy use of a central courtyard with eye catching water feature in addition to far reaching countryside views located to the South and West aspects.

This is a rare opportunity to acquire a bespoke built home that offers a wonderful semi rural position whilst being excellently positioned to benefit from both the cities of Bath and Bristol in addition to the town of Keynsham.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 5.90m x 1.70m (19'4" x 5'6" )

to maximum points. Radiator, power points, stairs with stainless steel and glass barristaid leading to first floor landing, doors to rooms.

#### RECEPTION ONE 6.50m x 4.30m (21'3" x 14'1" )

to maximum points. Double glazed windows to front and side aspects. Art deco style feature fireplace, radiator, power points.

#### RECEPTION TWO 6.10m x 2.90m (20'0" x 9'6" )

to maximum points. Double glazed windows to rear and side aspects, radiator, power points.

#### RECEPTION THREE 6.35m x 3.15m (20'9" x 10'4" )

to maximum points. Double glazed window to front aspect, feature original style dresser, radiator, power points, opening to kitchen/dining room.

#### KITCHEN/DINING ROOM 6m x 4m (19'8" x 13'1" )

to maximum points. Dual double glazed windows to front aspect, bi-folding doors to side aspect directly overlooking and leading to rear garden. High quality kitchen comprising range of soft close wall and base units with marble work surfaces, double Belfast sink with mixer tap over. Integrated double electric oven, five ring induction AEG hob with extractor fan over, integrated fridge/freezer and dishwasher. Marble splashbacks to all wet areas, radiator, power points, door leading to rear lobby, door to utility room.

#### UTILITY ROOM 3.20m x 2.50m (10'5" x 8'2" )

to maximum points. Double glazed window to side aspect, range of matching base units with marble work surfaces, stainless steel sink, space and plumbing for washing machine. Marble splashbacks to all wet areas, power points, tiled splashbacks to all wet areas.

#### REAR LOBBY

Double glazed windows and doors to rear aspect, radiator, power points, doors to rooms.

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

to maximum points. Velux style window to roofline. Matching three piece suite comprising pedestal wash hand basin, low level WC, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

#### BOOT ROOM 1.9m x 1.7m (6'2" x 5'6" )

to maximum points. Power points.

### FIRST FLOOR

#### LANDING 6m x 1.75m (19'8" x 5'8" )

to maximum points. Double glazed windows to front and rear aspects, access to loft via hatch, radiator, power points, doors to rooms.

#### BEDROOM ONE 4.45m x 4.15m (14'7" x 13'7" )

to maximum points. Dual aspect double glazed windows to front and side aspects overlooking garden and open countryside, radiator, power points, door to walk in wardrobe, door to en suite shower room.

#### EN SUITE SHOWER ROOM 2.10m x 1.70m (6'10" x 5'6" )

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

#### WALK IN WARDROBE 2.20m x 1.70m (7'2" x 5'6" )

to maximum points. Double glazed window to side aspect.

#### BEDROOM TWO 4.35m x 3m (14'3" x 9'10" )

to maximum points. Double glazed window to side aspect, exposed original ceiling timber, radiator, power points.

#### BEDROOM THREE 4.4m x 2.65m (14'5" x 8'8" )

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

#### BEDROOM FOUR 3.2m x 2.4m (10'5" x 7'10" )

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

#### BATHROOM 2.5m x 1.6m (8'2" x 5'2" )

to maximum points. Obscured double glazed window to rear aspect. Matching four piece suite comprising pedestal wash hand basin, low level WC, panelled bath, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to stone chippings providing off street parking for several vehicles.

#### REAR GARDEN

Landscaped rear garden, mainly laid to lawn with walled boundaries and directly backing onto and overlooking rolling countryside.

#### TENURE

This property is freehold.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band TBC according to www.gov.uk website.

