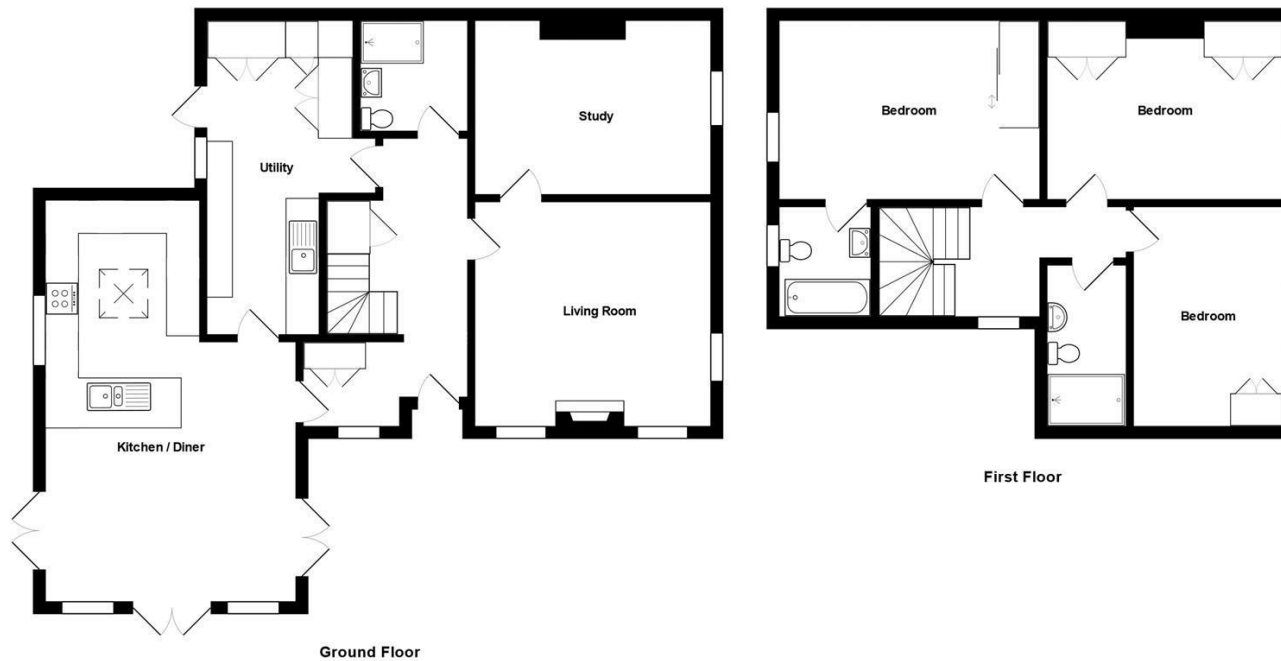


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Russets , Chewton Keynsham, Bristol, BS31 2SW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	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		



Total Area: 157.4 m<sup>2</sup> ... 1695 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Guide Price £850,000

A sympathetically extended and enhanced period cottage that is located within substantial grounds within a sought after village.

- Characterful cottage
- Sympathetically remodelled
- Two Reception rooms
- Kitchen/Dining/Family room
- Ground floor shower room
- Utility room
- Three double bedrooms
- En suite bathroom
- Family shower room
- Grounds of approximately 0.5 acre

[www.daviesandway.com](http://www.daviesandway.com)  
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# Russets , Chewton Keynsham, Bristol, BS31 2SW

'Russets' is a lovingly cared for and enhanced period cottage that has been subject to a programme of refurbishment and remodelling and now offers characterful accommodation and been enhanced with a modern twist.

Internally the ground floor offers a welcoming entrance hallway, two interlinking Reception rooms; one with dual aspect windows and feature woodburning stove while the other enjoys window to front aspect and has the potential to use as a ground floor bedroom if required. There is a ground floor shower room and utility room. To the rear of the property is a breathtaking kitchen/dining/family room measuring 7.7m x 4.6m ('25.3') boasting ceiling heights in places of 3m ('11.1"). This wonderful room enjoys a westerly facing wall made up entirely of glass that boasts garden and open countryside views. French doors and windows are found to two further aspects which enjoy further views of the breathtaking gardens and that flood the room with natural light. This versatile space is currently arranged as a dining area located adjacent to a formal seating area and open plan to a high quality kitchen featuring a range of integrated Bosch appliances, quartz work surfaces and underfloor heating throughout. Into the first floor three double bedrooms are found, all of which enjoy far reaching views and built in wardrobes. The master bedroom is serviced by a high quality bathroom while the remaining rooms have access to a three piece suite shower room.

Externally the property sits within extremely well kept gardens of approximately half an acre that back and side onto and enjoy views of open countryside. To the side of the property the sweeping driveway is found that provides off street parking for several vehicles and a path that leads to the front door. The front of the property is of a cottage style walled garden, with a stone chipping seating area, patio and vegetable plot.

The rear garden is a truly rare find and boasts a rolling lawn, a selection of trees, shrubs and well stocked flower beds which are complimented by a feature rockery, vegetable plot and two raised patios. The garden has use of several stone and timber outbuildings (most of which have the benefit of power and lighting) including a workshop, garden store, lawn mower garage, shed and timber summerhouse. This wonderful outside space is truly a gardener's paradise and further offers a polycarbonate tunnel (this need recovering) and greenhouse with the growing of vegetables and plants.

Located on the sought after village of Chewton Keynsham in close proximity to the market town of Keynsham with several well regarded schools a selection of independent retailers, Waitrose supermarket and direct link to London Paddington via Keynsham railway station. The village offers all the benefits of countryside living within idyllic surroundings and enjoys excellent transport links to the historic cities of Bath and Bristol.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY

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

#### RECEPTION ONE 4.3m x 4.1m (14'1" x 13'5" )

Dual aspect double glazed windows to front and side aspects, feature woodburning stove with solid wood mantle, radiator, power points, door leading to Reception Two/Bedroom Four.

#### RECEPTION TWO/BEDROOM FOUR 4.4m x 3.3m (14'5" x 10'9" )

Double glazed window to front aspect, shelving to chimney recess, built in dresser, radiator, power points.

#### OPEN PLAN KITCHEN/DINING/FAMILY ROOM 7.7m x 4.6m (25'3" x 15'1" )

to maximum points. Ceiling heights in places exceeding 3m ('11.1"). Dual aspect double glazed windows to rear and side aspects. Double glazed French doors to front, side and rear aspects. High quality kitchen comprising range of soft close wall and base units, quartz work surfaces, bowl and a quarter inset sink with mixer tap over, range of high quality integrated appliances including double electric oven, induction hob with extractor fan over, microwave, upright fridge and dishwasher. Power points, splashbacks to all wet areas. Living/dining area boasting ample space for family sized dining table with separate seating area, underfloor heating throughout.

#### UTILITY ROOM 5.1m x 1.8m (16'8" x 5'10" )

Double glazed window and door to rear aspect, range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over,

space and plumbing for washing machine, space and power for upright fridge/freezer, heated towel rail, built in storage cupboards, power points, tiled splashbacks to all wet areas.

#### GROUND FLOOR SHOWER ROOM 2.2m x 2.1m (7'2" x 6'10" )

Modern, matching three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING

Original window to side aspect, power points, doors leading to rooms.

#### BEDROOM ONE 4.5m x 3.3m (14'9" x 10'9" )

Double glazed window to rear aspect overlooking rear garden, built in wardrobe, radiator, power points, door leading to en suite bathroom.

#### EN SUITE BATHROOM 2m x 1.7m (6'6" x 5'6" )

Double glazed window to rear aspect overlooking rear garden, matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, tiled splashbacks to all wet areas.

#### BEDROOM TWO 4.2m x 2.7m (13'9" x 8'10" )

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

#### BEDROOM THREE 3.9m x 2.6m (12'9" x 8'6" )

Double glazed window to front aspect, built in wardrobe, radiator, power points.

#### SHOWER ROOM 2.9m x 1.4m (9'6" x 4'7" )

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

### EXTERIOR

#### FRONT OF PROPERTY

Spacious walled front garden mainly laid to stone chippings with wall and shrub boundaries, patio, vegetable plot, path leading to front door.

#### REAR GARDEN

Approaching 0.5 acre in total and directly backing and siding onto rolling countryside. Comprising of a spacious lawn in addition to an abundance of foliage including shrubs, several trees and well stocked flower beds. Surrounded by walled and fenced boundaries and playing host to two separate patios, a feature rockery and several stone and timber outbuildings including a workshop, garden store, lawn mower garage, timber shed and a summer house. This delightful space also enjoys a vegetable plot, a polycarbonate tunnel and greenhouse. To the side of the property a sweeping driveway is found that leads to an ample off street parking area in addition to a path that leads to the front door.

#### TENURE

This property is freehold.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. The property has benefit of mains water, electricity, oil fired central heating and septic tank sewerage.

