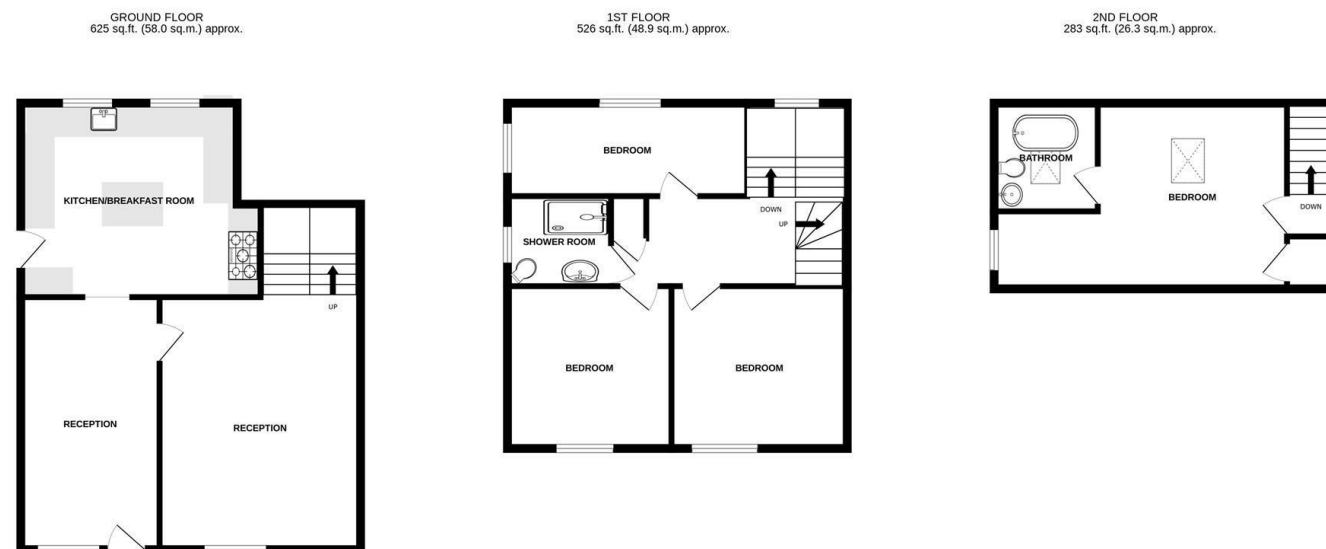


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1 Chew Cottages, Dapps Hill, Keynsham, Bristol, BS31 1EU



**TOTAL FLOOR AREA: 1434 sq.ft. (133.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Guide Price £550,000

An outstanding example of a period cottage located in a highly sought after area of Keynsham.

- 17th Century home
- Grade II Listed
- Conservation area setting
- Two Reception rooms
- Bespoke Kitchen
- Four bedrooms
- Luxury bathroom
- High quality en suite
- Landscaped gardens



# 1 Chew Cottages, Dapps Hill, Keynsham, Bristol, BS31 1EU

Dating back to circa 1630 this enchanting Grade II Listed home boasts an enviable setting in arguably one of Keynsham's premiere addresses within the heart of the Dapps Hill Conservation area. This delightful home has been subject to a program of enhancement with a great deal of care taken to preserve the original features. The property offers an abundance of characterful accommodation throughout including; exposed stone walls, exposed ceiling timbers, deep window sills and flagstone flooring that have been enhanced with sympathetic additions.

Internally the accommodation is arranged over three floors, the ground floor boasts two separate Reception rooms, both enjoying views of the delightful garden. Herringbone flooring and the larger of the two offers an eye catching wood burning stove. The ground floor further benefits from a high quality fitted kitchen with a centre piece island, range of built in appliances and underfloor heating.

On the way to the first floor a picture window with inset shutters is located on the semi landing, while the main landing provides access to three generous bedrooms and a luxury family shower room with oversized shower cubicle and underfloor heating. The accommodation is completed on the second floor which is home to a master bedroom measuring 5.9m ('19.4') in length that benefits from built in storage cupboards, exposed ceiling timbers and access to a luxury three piece suite bathroom with slipper bath and underfloor heating.

Externally the property enjoys two individual gardens, with the front being the larger of the two and mainly laid to lawn which is enclosed by wall and fenced boundaries and well stocked flower beds, this garden also enjoys several small trees and a flagstone patio ideal for entertaining. The rear garden plays host to a secluded flagstone patio ideal for al fresco dining, which houses a timber shed and wood store. On street parking is available on nearby streets where there are limitations.

## INTERIOR

### GROUND FLOOR

Entrance leading to Reception One

#### RECEPTION ONE 5.1m x 2.8m (16'8" x 9'2" )

Window with inset shutters to front aspect overlooking garden, exposed stone feature wall, period style radiator, power points, herringbone flooring, opening leading to kitchen, door leading to Reception Two.

#### RECEPTION TWO 5m x 4.1m (16'4" x 13'5" )

Window with inset shutters to front aspect overlooking garden, exposed timber lintel, inset wood burning stove with wooden mantel and stone surround, radiators, understairs storage cupboard, power points, flooring, stairs rising to first floor landing.

#### KITCHEN 4.8m x 3.6m (15'8" x 11'9" )

Dual windows to front aspects, glazed door to side aspect, bespoke built high quality kitchen comprising range of matching wall and base units with solid wood work surfaces, double Belfast sink with mixer tap over, range of integrated appliances including fridge, freezer, washing machine, dishwasher and wine cooler, space and power supply for Range style oven with oversized extractor fan over, wall mounted gas combination boiler, centre piece island, splashbacks to all wet areas, underfloor heating, feature stone wall, period style radiator.

### FIRST FLOOR

#### LANDING 4.1m narrowing to 3.3m x 1.6m (13'5" narrowing to 10'9" x 5'2" )

Picture window with inset shutters on semi landing to rear aspect, built in storage cupboard, radiator, power points, doors to rooms. Stairs rising to second floor landing.

#### BEDROOM TWO 3.9m x 3.5m (12'9" x 11'5" )

Window to front aspect overlooking front garden, radiator, power points.

#### BEDROOM THREE 3.4m x 3.1m (11'1" x 10'2" )

Window to front aspect overlooking front garden, radiator, power points.

#### BEDROOM FOUR 5m x 1.9m (16'4" x 6'2" )

Windows to front and side aspects, radiator, power point.

#### FAMILY SHOWER ROOM 1.9m x 1.8m (6'2" x 5'10" )

Obscured window to side aspect, luxury three piece suite comprising oversized wash hand basin with mixer tap over, low level WC, walk in double shower cubicle with dual head shower off mains supply over, heated towel rail incorporating period style radiator, underfloor heating, tiled splashbacks to all wet areas.

### SECOND FLOOR

#### LANDING 0.9m x 0.8m (2'11" x 2'7" )

Door leading to bedroom one

#### BEDROOM ONE 5.9m x 3.6m (restricted head height in areas) (19'4" x 11'9" (restricted head height in areas))

(Measurement includes en suite). Obscured window to side aspect, double glazed Velux window to rear aspect, exposed ceiling timbers, exposed feature stone wall, period style radiator, power points, built in storage cupboards, door leading to en suite bathroom.

#### EN SUITE BATHROOM 2.3m x 1.8m (restricted head height in areas) (7'6" x 5'10" (restricted head height in areas))

Double glazed velux window to rear aspect, exposed ceiling timbers, matching three piece suite comprising freestanding wash hand basin with mixer tap over, low level WC, roll top slipper bath with mixer tap and shower attachment over, heated towel rail incorporating period style radiator, underfloor heating.

### EXTERIOR

#### FRONT GARDEN

Pretty front garden mainly laid to lawn enclosed by wall and fenced boundaries, selection of small trees and shrubs, well stocked flower beds, flagstone patio, timber storage sheds, path leading to front door.

#### REAR GARDEN

Secluded rear garden with wall and shrub boundaries, gated access to road, timber shed. wood store

### TENURE

The property is freehold.

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website.

