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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



The Hawthorns 25 London Road, Warmley, Bristol, BS30 5JB



£1,000,000

A substantial five bedroom period home that sits within landscaped gardens and offers the additional benefit of a detached coach house.

- Detached
- Four Reception rooms
- Kitchen/dining room
- Utility room
- Five bedrooms
- Two en suites
- Family bathroom
- Coach House
- Gardens



# The Hawthorns 25 London Road, Warmley, Bristol, BS30 5JB

This impressive Victorian detached home, with a separate coach house, is ideally located between Bath and Bristol, offering spacious, flexible living perfect for modern family life.

Accessed via electric gates, the property features a sweeping driveway, a gravel forecourt, a double carport, and a coach house with additional garage space and accommodation above. The house itself boasts a striking stone façade, bay windows, and three floors of family living.

Built in 1896 and thoughtfully updated, the property balances historic charm with modern convenience. The versatile layout is well suited to growing families or those looking for multi-generational living. Inside, a spacious hallway with oak parquet floors leads to a grand sitting room with a Minster stone fireplace. Double doors open to the rear garden, creating a seamless flow for indoor-outdoor living. The formal dining room features an 8-foot Minster fireplace with a maritime frieze and stained-glass window. The large kitchen/family room is a chef's dream, with Blue Pearl granite countertops, dual ovens, and a range cooker with gas hob. An archway leads to a snug with double doors to the terrace, while a nearby wet room and laundry room could be converted into a guest suite. On the first floor, there are four bedrooms, including an en suite master and a modern bathroom with a corner Jacuzzi tub. The second floor features a peaceful bedroom retreat with a wet room and a cozy nook for storage or seating.

The gardens offer various areas to relax, including a timber cabin ideal for a home office and a large terrace perfect for entertaining. A raised gazebo overlooks a delightful koi pond.

The home further benefits from a detached coach house that provides garaging for two vehicles, a gym, an office, and a wet room, offering potential for a home business or rental income.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 5.1m x 1.7m (16'8" x 5'6")

Stain glass lead inset window to front aspect, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 4.6m x 4.6m into bay (15'1" x 15'1" into bay)

Double glazed bay window to front aspect, feature fireplace with stone mantel and harth, radiator, power points.

#### RECEPTION THREE 4.3m x 3.5m (14'1" x 11'5")

Double glazed window to side aspect, double glazed French doors to rear aspect, radiator, power points, opening leading to Reception Two.

#### RECEPTION TWO 4.4m x 4.4m into bay (14'5" x 14'5" into bay)

Double glazed bay window to front aspect, double glazed window to side aspect, feature open fireplace with stone surround, radiator, power points.

#### KITCHEN/DINING ROOM 7m x 5.4m narrowing to 4.3m (22'11" x 16'4", 13'1" narrowing to 14'1")

Dual aspect double glazed windows to rear and side aspects, three double glazed velux style windows to roofline. Bespoke built kitchen comprising range of matching wall and base units with Blue pearl granite work surfaces, bowl and a half sink with mixer tap over, range of integrated appliances including six ring Range oven set into chimney recess with extractor fan over, double electric oven, fridge, freezer and dishwasher. Centrepiece island with inset breakfast bar, power points, granite splashbacks to all wet areas, radiator, ample space for family sized dining table, underfloor heating, door leading to Reception Four, door leading to utility room.

#### RECEPTION FOUR 5m x 3m (16'4" x 9'10")

Double glazed French doors to side aspect, radiator, power points, door to utility room

#### UTILITY ROOM 3.3m x 2.8m (10'9" x 9'2")

Dual aspect double glazed windows to front and side aspects, double glazed door to side aspect into garden, range of matching wall and base units with roll top work surfaces, stainless steel sink, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas, door leading to shower room.

#### WET ROOM 2.2m x 1.9m (7'2" x 6'2")

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower with mixer tap over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## FIRST FLOOR

#### LANDING 4.1m x 1.8m (13'5" x 5'10")

Radiator, power points, stairs rising to second floor, doors leading to rooms.

#### BEDROOM TWO 4.5m x 3.7m (14'9" x 12'1")

Double glazed window to front aspect, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.6m x 1.5m (8'6" x 4'11")

Double glazed window to front aspect, modern matching two piece suite comprising wash hand basin with mixer tap over, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM THREE 5m x 3.6m (16'4" x 11'9")

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

#### BEDROOM FOUR 3.8m x 3.5m (12'5" x 11'5")

Double glazed window to side aspect, radiator, power points.

#### BEDROOM FIVE 3.4m x 2.9m (11'1" x 9'6")

Double glazed window to side aspect, an array of built in wardrobes, radiator, power points.

#### BATHROOM 2.3m x 2.2m (7'6" x 7'2")

Double glazed window to rear aspect, matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled corner spa bath with mixer tap over, radiator, tiled splashbacks to all wet areas.

## SECOND FLOOR

#### LANDING 4.9m x 1m (16'0" x 3'3")

Double glazed window to side aspect, door leading to bedroom one

#### BEDROOM ONE 6.3m x 4m (restricted head height in places) (20'8" x 13'1" (restricted head height in places))

Dual aspect double glazed windows to front and side aspects, radiators, power points, access to snug area.

#### SNUG AREA 3.7m x 2.2m (12'1" x 7'2")

Restricted head height in places, double velux style window to roofline, power points,.

#### EN SUITE SHOWER ROOM 2.1m x 1.9m (6'10" x 6'2")

Double glazed window to rear aspect overlooking rear garden, luxury three piece suite comprising freestanding wash hand basin and mixer tap over, hidden cistern WC and walk in shower area, heated towel rail, tiled splashbacks to all wet areas.

#### COACH HOUSE

Detached two storey coach house comprising to the ground floor:

#### GARAGE 5.9m x 5.1m (19'4" x 16'8")

Access via electrically operated roller shutter door, double glazed windows to side aspects, power points, door leading to gym, stairs rising to first floor.

#### GYM 5.6m x 3.2m (18'4" x 10'5")

Double glazed window to side aspect, radiator, power points.

## FIRST FLOOR

#### OFFICE 6.1m x 5.9m (20'0" x 19'4")

to maximum points. Restricted head height in places, double glazed window to front aspect, double glazed patio door to side aspect leading to balcony, radiator, power points, door leading to shower room.

#### SHOWER ROOM 2.1m x 2.1m (6'10" x 6'10")

Restricted head height in places. Double glazed window to front aspect, modern matching three piece suite comprising low level WC, freestanding wash hand basin with mixer tap over and walk in wet room with shower off main supply over, extractor fan, underfloor heating.

## EXTERIOR

Substantial gardens which to the front comprise a generous gravel parking area that leads to a covered double car port, walled boundaries, well stocked flower beds, path leading to the front door.

## REAR AND SIDE OF PROPERTY

Landsaped gardens which offer a level lawn, timber cabin, a spacious terrace ideal for entertaining, a selection of trees and well stocked flower beds, koi pond and sweeping driveway that provides generous parking.

## 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](http://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: South Gloucestershire

The property is within an historic coal mining area.

Services: All services connected.

Broadband speed: Superfast 35mbps (Source - Ofcom).

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

