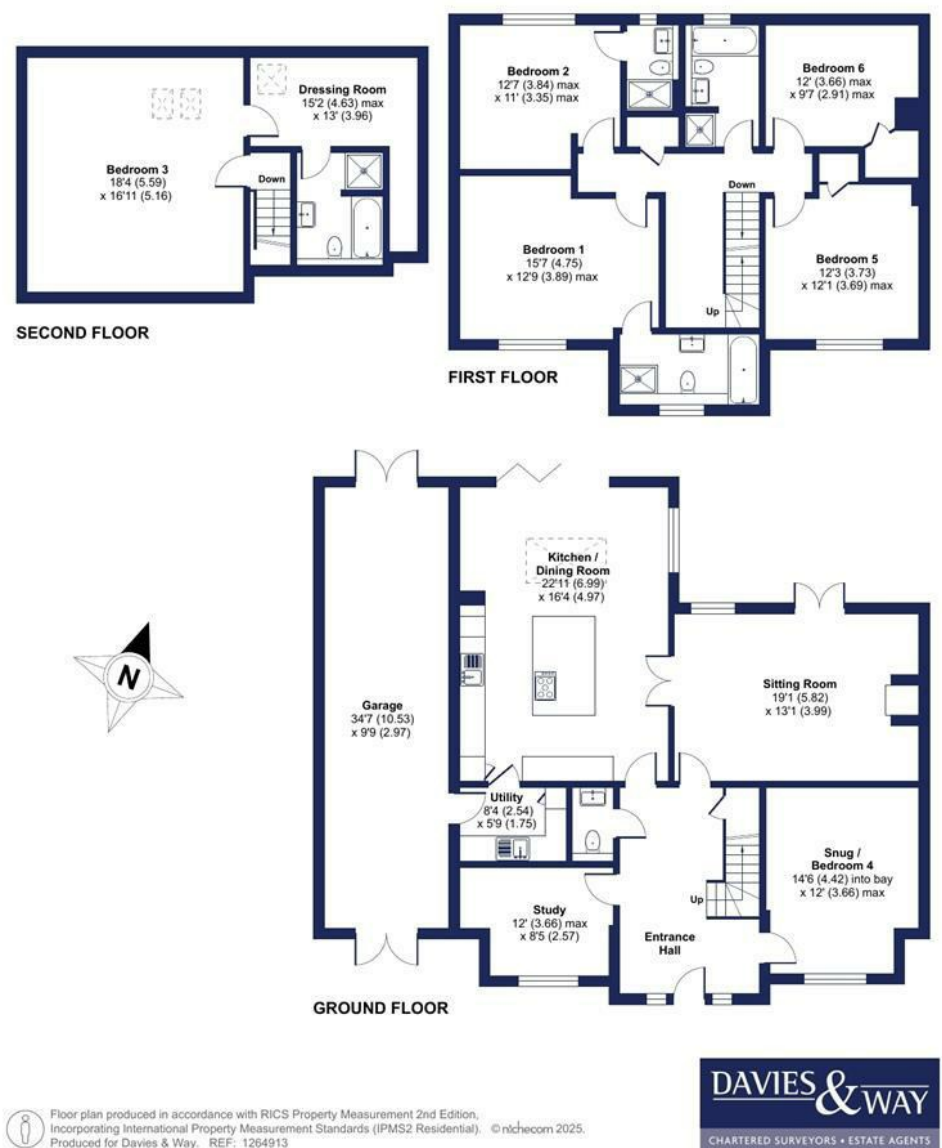


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	89	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chewton View, Parkhouse Lane, Keynsham, Bristol, BS31

Approximate Area = 2637 sq ft / 244.9 sq m
Garage = 335 sq ft / 31.1 sq m
Total = 2972 sq ft / 276 sq m
For identification only - Not to scale



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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1 Chewton View Parkhouse Lane, Keynsham, Bristol, BS31 2SG



£1,100,000

A recently constructed five double bedroom executive home located on the edge of Keynsham that enjoys delightful views across nearby open countryside.

- New home
- Detached
- Three Reception rooms
- Bespoke Kitchen/Dining room
- Utility room
- Five bedrooms
- Three en suites
- Family Bathroom
- Tandem Garage
- Gardens



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1 Chewton View Parkhouse Lane, Keynsham, Bristol, BS31 2SG

A stunning, recently constructed five-bedroom executive home, positioned in a semi-rural location on the edge of Keynsham, enjoying picturesque open countryside views. This breathtaking residence exudes charm and elegance throughout.

The spacious living accommodation is thoughtfully arranged over three floors. Upon entering you are welcomed by an impressive hallway measuring 4.9m x 3.3m (16'0" x 13'5") from here three beautifully appointed reception rooms can be accessed, one of which features a delightful wood-burning stove and direct access to the rear garden. The ground floor also boasts a spectacular open-plan kitchen/dining room complete with a stunning lantern light, bi-fold doors, and a bespoke fitted kitchen with a central island. A useful WC and a separate utility room complete this level.

The first floor offers four generous double bedrooms, all of which enjoy either garden or far-reaching countryside views, two of the bedrooms benefit from private en-suite shower rooms, while the remaining two are served by a luxurious family bathroom. The entire second floor is dedicated to an exquisite principal bedroom suite, featuring a walk-in wardrobe and a private en-suite bathroom.

The beautifully landscaped front and rear gardens have been designed for both ease of maintenance and enjoyment. The front garden includes a generous block-paved driveway, a level lawn, and fenced boundaries with gated access to the rear. The wrap around rear garden is predominantly laid to lawn, complemented by a spacious patio, well-stocked flower beds, and several mature trees. Additionally, the property benefits from a double tandem garage and is offered with no onward chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 3.4m (15'8" x 11'1")

Dual double glazed windows to front aspect, understairs storage cupboard, power points, underfloor heating, door leading to rooms.

RECEPTION ONE 5.9m x 4.1m (19'4" x 13'5")

Double glazed window and double glazed French doors to rear aspect overlooking and providing access to rear garden, feature woodburning stove set into exposed brick fireplace, power points, underfloor heating, door leading to kitchen/dining room.

RECEPTION TWO 4.4m x 3.7m (14'5" x 12'1")

Double glazed window to front aspects, power points, underfloor heating.

RECEPTION THREE 3.7m x 2.6m (12'1" x 8'6")

Double glazed window to front aspect, power points, underfloor heating.

KITCHEN/DINING ROOM 6.99m x 4.98m (22'11" x 16'4")

Double glazed bi-folding doors to rear aspect leading to rear garden, double glazed windows to side aspect, double glazed lantern light, high quality bespoke built kitchen comprising range of matching soft close wall and base units with granite work surfaces, range of integrated NEFF appliances including double electric slide and glide oven, five ring induction hob with extractor fan over, fridge, freezer. Dishwasher, wine cooler and inset sink with Quooker tap over, centrepiece island with inset breakfast bar, power points, splashbacks to all wet areas. Sitting and dining area offering ample space for family sized dining table with separate seating area, power point points, underfloor heating throughout, double doors leading to Reception one, door leading to utility room.

UTILITY ROOM 2.6m x 1.8m (8'6" x 5'10")

Range of matching wall and base units with granite work surfaces and inset sink with mixer tap over, space and plumbing for washing machine and tumble dryer, power points, granite splashbacks, door providing access to WC.

WC 1.8m x 1.1m (5'10" x 3'7")

Contemporary two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, extractor fan, underfloor heating, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING

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

BEDROOM ONE 4.8m x 3.9m (15'8" x 12'9")

Double glazed window to front aspect enjoying far reaching views across neighbouring farmland, radiator, power points, door leading to en suite bathroom.

EN SUITE BATHROOM 3.4m x 1.8m (11'1" x 5'10")

Obscured double glazed window to front aspect, luxury four piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap over, walk in shower cubicle with dual head shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.9m x 3.4m (12'9" x 11'1")

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

EN SUITE SHOWER ROOM 2.1m x 1.2m (6'10" x 3'11")

Obscured double glazed window to rear aspect, contemporary three piece suite

comprising wash hand basin with mixer tap over, hidden cistern WC, walk in shower cubicle with dual head shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM THREE 3.8m x 3.8m (12'5" x 12'5")

To maximum points. Double glazed window to front aspect enjoying far reaching views, radiator, power points, built in storage cupboard.

BEDROOM FOUR 3.7m x 3m (12'1" x 9'10")

Double glazed window to rear aspect overlooking rear garden, built in storage cupboard, radiator, power points.

BATHROOM 2.9m x 1.9m (9'6" x 6'2")

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

SECOND FLOOR

LANDING

Door leading to Bedroom five.

BEDROOM FIVE 5.7m x 5.3m (restricted head height in places) (18'8" x 17'4" (restricted head height in places))

Dual velux style windows to roofline, radiators, power points, door leading to walk in wardrobe.

WALK IN WARDROBE 4m x 2.2m (restricted head height in places) (13'1" x 7'2" (restricted head height in places))

Velux style window to roofline, radiator, power points, door to en suite bathroom.

EN SUITE BATHROOM 2.9m x 2m (9'6" x 6'6")

Modern matching four piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap over and walk in dual head shower with shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Sweeping block paved driveway leading to block paved off street parking and turning space, wall and fenced boundaries, well stocked flower beds, lawn, gate leading to rear garden.

GARAGE

REAR GARDEN

Wrap around rear garden mainly laid to lawn with fenced boundaries, generous patio, several mature trees with well stocked flower beds.

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 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: 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).

