

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

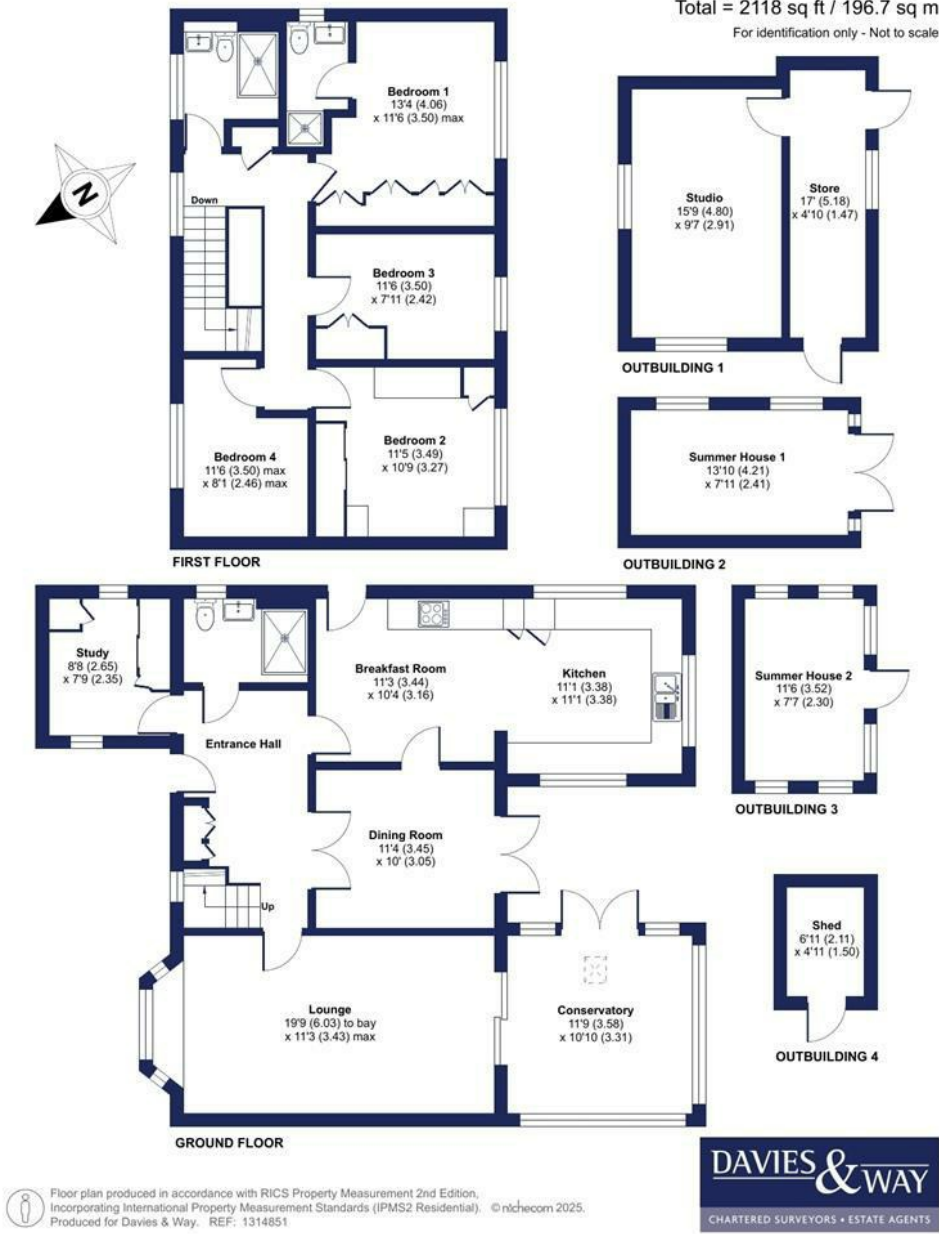
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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The Homestead, Keynsham, Bristol, BS31

Approximate Area = 1647 sq ft / 153 sq m  
Outbuildings = 471 sq ft / 43.7 sq m  
Total = 2118 sq ft / 196.7 sq m  
For identification only - Not to scale



24 The Homestead, Keynsham, Bristol, BS31 1LF



Price Guide £850,000

An attractive modern detached house with a large garden set at the head of a prestigious cul de sac on the Wellsway side of Keynsham.

- Sought after cul de sac location
- Set in beautiful mature gardens extending to over 0.25 acres backing onto countryside
- Well presented extended accommodation ideal for family occupation
- Hallway & downstairs shower room
- 3 Reception rooms and conservatory
- Extended 23ft kitchen/breakfast room
- 4 Bedrooms
- En suite and family shower rooms
- Detached double garage (converted to hobby room and store) with driveway parking
- Covered swimming pool



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# 24 The Homestead, Keynsham, Bristol, BS31 1LF

The property comprises a detached house built in 1989 by David Wilson Homes enjoying a particularly good location at the head of a prestigious cul de sac just off Wells way on the edge of Keynsham set in beautiful mature gardens. The house has been in the same ownership since new and has been tastefully updated over time and extended with a double glazed conservatory and enlarged kitchen. An ideal family home.

A particular feature of the property is the garden which has been significantly enlarged over time through the acquisition of adjacent plots and now extends to in excess of a quarter of an acre, lying mainly on the southern and western side of the house. It is an absolute tranquil oasis featuring a covered swimming pool and various useful garden buildings. The plot backs onto fields with a belt of trees beyond and views to the north along the Valley of the River Chew towards Keynsham.

The location on the edge of Keynsham enjoys the best of both worlds bordering open countryside yet with the Town Centre about 1.5 miles away (reachable by the 522 bus route from the nearby Wells way) which has a range of day to day amenities and a railway station. There are neighbourhood shops at Chandag Road, under a mile away as is the Wells way Academy Campus providing primary and secondary schooling. Bristol and Bath are readily commutable on a daily basis.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

Double glazed leaded entrance door to

## HALLWAY

LVT flooring, staircase rising to first floor with galleried landing above, built in shelved storage cupboards, small double glazed leaded window, radiator.

## SHOWER ROOM

Fully tiled walls and floor, double obscure glazed window to side aspect. Modern white suite comprising wc, wash basin and large walk in shower enclosure with thermostatic shower head. Heated towel rail, ceiling mounted downlighters.

## STUDY 2.67m x 2.36m (8'9" x 7'8")

Double glazed leaded window to front aspect and further double glazed window overlooking the garden. Built in top box storage and wardrobes (included in measurements). Radiator.

## LOUNGE 6.06m x 3.44m (19'10" x 11'3")

Double glazed leaded bay window to front aspect and sliding double glazed patio door leading to the conservatory. Fireplace with contrasting inset and hearth with living flame gas fire. Two radiators.

## CONSERVATORY

uPVC framed and double glazed with opening top light windows and french doors leading to a paved terrace. Solid "warm" roof with double glazed velux window and downlighters. The conservatory enjoys a lovely view across the garden to the adjacent field and trees beyond and a longer range view towards Keynsham and the Valley of the River Chew.

## DINING ROOM 3.45m x 3.05m (11'3" x 10'0")

Glazed double doors to hallway and connecting door to kitchen. Double glazed french doors leading to the garden. Radiator.

## EXTENDED KITCHEN/BREAKFAST ROOM 7.14m x 3.40m reducing to 3.15m (23'5" x 11'1" reducing to 10'4")

LVT Flooring. The kitchen enjoys a triple aspect with double glazed windows overlooking the gardens and field beyond. Ceiling mounted downlighters. Double glazed stable door to outside. The kitchen is furnished with an extensive range of modern oak fronted wall and floor units with contrasting work surfaces and tiled surrounds. The units provide drawer and cupboard storage space and feature an inset one and quarter bowl stainless steel sink with mixer tap as well as storage corners. Integrated Bosch dishwasher, fridge/freezer and washing machine. Five ring stainless steel gas hob with canopied extractor hood above and eye level double oven. Radiator. Ample space for a freestanding table.

## FIRST FLOOR

## LANDING

Double glazed leaded window to front aspect, radiator. Access to roof space. Shelved airing cupboard with Worcester gas fired combination boiler.

## BEDROOM 4.11m x 3.17m (13'5" x 10'4")

Double glazed window to rear aspect with rural views. Furnished with an extensive range of built in bedroom furniture including top boxes, bedside cabinets, drawer storage chest and wardrobes (included in measurements). Radiator.

## EN SUITE SHOWER ROOM

Double obscure glazed window to side aspect, fully tiled walls and floor, heated towel rail/radiator. White suite with chrome finished fittings comprising wc, pedestal wash basin and wet wall shower enclosure with thermostatic shower head. Illuminated mirror.

## BEDROOM TWO 3.49m x 3.27m (11'5" x 10'8")

Double glazed window to rear aspect with lovely views across fields, radiator.

Extensive range of built in furniture including top boxes, bedside cabinets, wardrobes and dressing table (included in measurements).

## BEDROOM THREE 3.58m x 2.43m (11'8" x 7'11")

Double glazed window to rear aspect with attractive views, radiator. built in wardrobe (included in measurements).

## BEDROOM FOUR 3.51m to max x 2.47m (11'6" to max x 8'1" )

Double glazed leaded window to front aspect, radiator.

## BATHROOM (NOW SHOWER ROOM)

Double obscure glazed window to front aspect, tiled walls and floor. Modern white suite comprising wc, pedestal wash hand basin and large walk in shower enclosure with thermostatic shower head. Radiator. Illuminated mirror.

## OUTSIDE

## FRONT

A tarmacadam driveway leads from The Homestead providing off street parking with a further gravelled parking area to one side with a machinery access into the garden. Immediately to the front of the house is a gravelled bed with shrubs.

## DETACHED DOUBLE GARAGE overall measurements 5.28m x 4.60m (overall measurements 17'3" x 15'1")

The garage has been divided to provide a store and hobby room. The store has a door to the front, window, double glazed side door and also houses the swimming pool filtration and heating plant. The hobby room has been dry lined with double glazed windows to front and side aspects and light and power.

## GARDEN

A truly special feature of the property. The garden extends in total to over 0.25 acres, lying mainly on the southern and western side of the property. It is beautifully landscaped with a great deal of maturity and comprises extensive lawns with a variety of flowers, shrubs and trees including Magnolia, Roses, Flowering Cherry, Monkey Puzzle and Blue Spruce to name but a few. There is a pergola with a prolific vine and an arbour festooned with Wisteria.

In the garden are various timber buildings including a garden shed and two large summer houses. one of which has a decked terrace where lovely views can be enjoyed, adjacent to an ornamental pond. At the rear of the property is a paved terrace and lawn and on the western side the garden adjoins a meadow.

## SWIMMING POOL

Situated to close to the house. the pool is covered and approximately 24ft x 12 ft with a depth of approximately 4ft. There is an electric external sun blind on the southern side of the house close to the pool.

## TENURE

Freehold. Held on 3 titles.

## COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. 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

All mains services are available and connected. The swimming pool is heated. Part of the garden is subject to an uplift clause (expiring in 2045) should it ever be developed. Additional information is available from the agents on request. Ultrafast broadband available (source - Ofcom) Mobile voice & data coverage likely available externally via EE, O2, Vodafone & three (source - Ofcom)

