



G R E G O R Y S  
— E S T A T E A G E N T S —

Church Farm Cottage Queen Charlton  
Bristol, BS31 2SQ

**£1,900,000**



Settled within a quiet cul-de-sac within the quaint village of Queen Charlton, can be found this detached residence offered for sale with no onward chain. Queen Charlton can be found two miles outside of Keynsham and less than 10 miles to either Bristol or Bath, making this the ideal purchase for those professionals looking for a quiet idyllic setting, yet within easy reach and good transport links to the city. A small village with a lovely community vibe - none more so evident than at the annual village fete, where the whole community and families come together. The property sits in enviable grounds, measuring approximately 3 acres, generally flat with a slight gradient to the southerly aspect of the plot. Immediately adjacent to the property, a landscaped garden with extended patio area, enclosed by attractive stone wall benefits. In turn this leads onto rolling grounds with numerous outbuildings. Vehicle access to the rear of the plot is available and provides the opportunity should a buyer wish to utilise the land for equestrian/pasture land with space for stables (subject to the relevant permissions) Access to the plot is via two gated driveways, with double electric gates providing vehicle access to the main driveway and property. A double garage provides further secure parking and is accessed via the main driveway.

Church Farm Cottage was constructed in the 1990's and is presented to the market for the first time in its history. Originally designed to incorporate a self contained annex, the accommodation is flexible in its layout, perfect for two families coming together, or one family looking for extensive ground floor space. If utilised as an annex, access would be from the porch (which would also provide access to the main house), a large double bedroom, a bathroom and a large sitting room. Provision are in place for the installation of a kitchenette in this room, although currently used as an additional reception room for the family to enjoy. Bi-folding doors then lead out on the gardens with the secondary driveway providing separate parking from the main driveway.

The main house can either be entered via the side lobby or the main entrance hallway from the driveway. From the hallway a downstairs shower room, set as a wet room provides ground floor facilities. A lounge and stunning kitchen / diner both overlook the rear gardens. The kitchen/diner comprises a large selection of built in units with dual aspect windows and 'French' doors leading onto the rear garden. Appointed to the first floor, four bedrooms and a family bathroom can be found. An en-suite shower room benefit the principle bedroom which again is bathed in natural light due to the dual aspect windows. The loft is utilised as an occasional bedroom and provides a wonderful space, albeit in its current form as a bedroom or perhaps a study/home office. Church Farm Cottage is truly a unique offering to the market. For those buyers looking to come together with extended family, those buyers looking for an opportunity to create stables and grazing land, or perhaps those looking to relocate from the city into rural living - this wonderful family home is worthy of closer inspection.



ENTRANCE HALLWAY 13' 11" x 10' 1" (4.25m x 3.07m)

SHOWER ROOM 11' 2" x 9' 8" (3.40m x 2.95m)

LOUNGE 25' 2" x 10' 10" (7.68m x 3.30m)

KITCHEN / DINER 17' 9" x 15' 3" (5.40m x 4.66m)

LOBBY

UTILITY ROOM 8' 3" x 5' 5" (2.52m x 1.65m)

SHOWER ROOM 9' 1" x 6' 7" (2.78m x 2.00m)

SITTING ROOM 18' 8" x 17' 9" (5.70m x 5.40m)

BEDROOM FIVE 19' 8" x 9' 6" (6.00m x 2.90m)

FIRST FLOOR LANDING

BEDROOM ONE 17' 9" x 15' 1" (5.40m x 4.60m)

EN-SUITE 7' 9" x 6' 7" (2.35m x 2.00m)

BEDROOM TWO 10' 10" x 9' 10" (3.30m x 3.00m)

BEDROOM THREE 14' 8" x 7' 4" (4.48m x 2.24m)

BEDROOM FOUR 14' 0" x 7' 10" (4.26m x 2.40m)

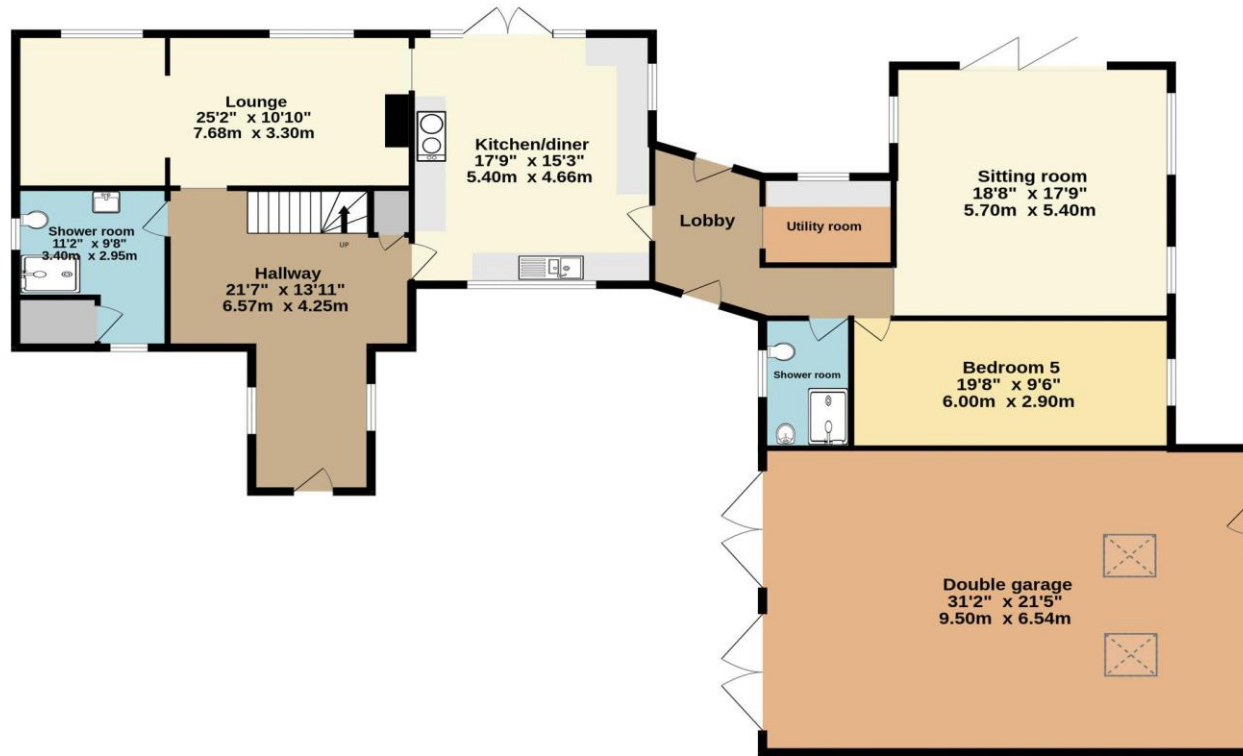
BATHROOM 11' 2" x 9' 11" (3.40m x 3.02m)

LOFT ROOM 40' 6" x 7' 5" (12.35m x 2.25m)

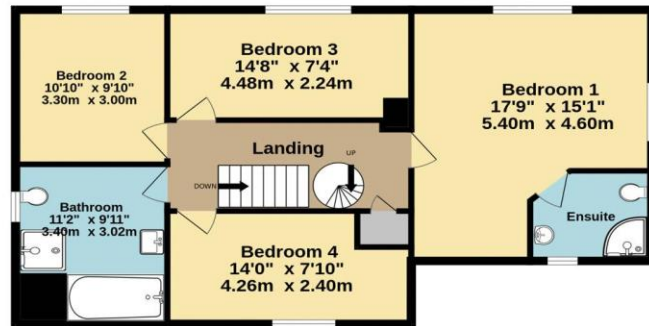
DOUBLE GARAGE 31' 2" x 21' 5" (9.50m x 6.54m)



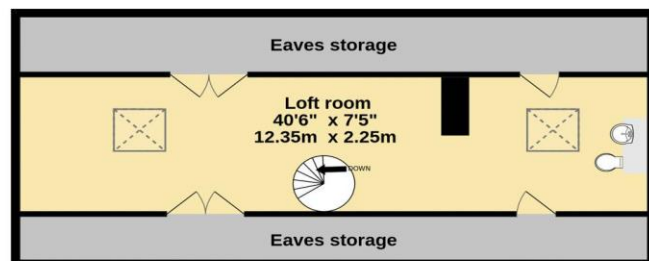
Ground Floor  
2280 sq.ft. (211.8 sq.m.) approx.



1st Floor  
818 sq.ft. (76.0 sq.m.) approx.



2nd Floor  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 3809 sq.ft. (353.8 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.  
Made with Metropix ©2023

## Energy performance certificate (EPC)

Church Farm Cottage Queen Charlton Keynsham BRISTOL BS31 2SQ	Energy rating <b>D</b>	Valid until: <b>23 May 2033</b>  Certificate number: 2070-3027-5205-1037-0204
--	---------------------------	---

Property type	Detached house
Total floor area	255 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60