



60 BATH ROAD
KEYNSHAM
BRISTOL
BS31 1SP
O.I.E.O £800,000



GREGORYS
ESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS SIZEABLE FOUR BEDROOM RESIDENCE, POSITIONED WITHIN THE SOUGHT-AFTER WELLSWAY CATCHMENT AREA, AND SITUATED WITHIN A SHORT WALK OF KEYNSHAM HIGH STREET, RAILWAY STATION & MEMORIAL PARK.

"Forelands" has acted as a long term family home for the past 20 years, and now offers a rare opportunity for those searching for a property to serve the test of time. With the extended accommodation spanning over 1950 sq.ft. this spacious home lends itself to family living, offering a versatile arrangement which allows families to grow with their home, and the everchanging requirements of family life.

The property makes an inviting first impression, charming with an attractive Mock Tudor facade, and a large sweeping driveway which exudes kerb appeal. Stepping into "Forelands", a bright hallway awaits, opening to the extended ground floor arrangement which offers two spacious reception rooms, and an open plan kitchen/diner. To the front aspect, a traditional sitting room can be found, leading through to the contemporary kitchen/diner that resides to the rear of the ground floor. This space is an ideal entertaining area, benefiting from a central kitchen island perfect for socialising, whilst also having sliding doors opening to the impressive rear garden. Off the kitchen can be found a practical utility room, leading to the integral single garage. Also sat to the rear of the ground floor, is a large lounge, perfect for family get togethers, and also benefiting from additional sliding doors overlooking the tree lined rear aspect. Completing the downstairs offering is a cloakroom WC.

Appointed to the first floor are four double bedrooms, which the primary bedroom being particularly impressive due to the bright & spacious disposition, feature Juliet balcony, and ensuite shower room. The remaining bedrooms offer comfortable proportions, whilst a well-presented three piece family bathroom completes the internal offering.

"Forelands" offers an equally impressive external offering, with the south facing rear garden benefiting from enviable privacy paired with space in abundance. The large rear garden boasts a mature tree lined rear boundary, with established Conifers creating a luscious backdrop against the vast lawned area and generous sized patio, perfect for alfresco dining. To the front aspect, the block paved driveway can comfortably accommodate several vehicles, with the single garage offering additional covered parking should any owner require.

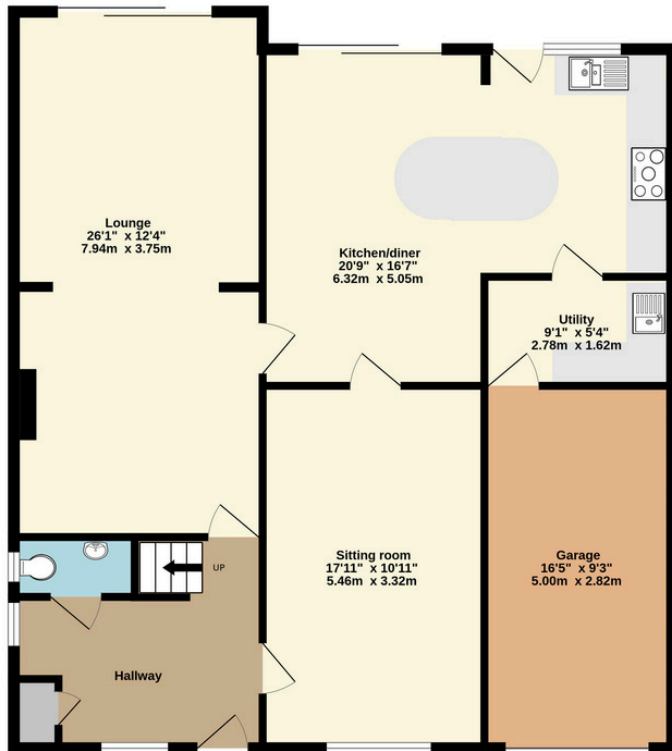
A premium offering to the market, and in our opinion an exceptional family home. Benefiting from no onward chain, "Forelands" is a must view.



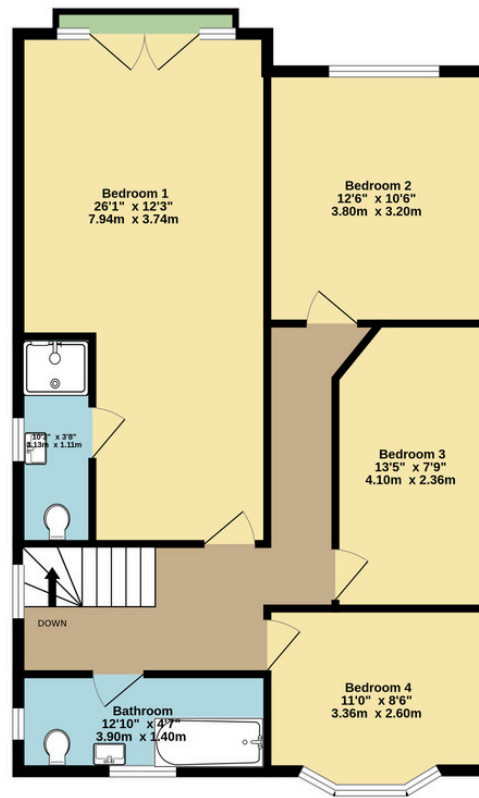




Ground Floor
1140 sq.ft. (105.9 sq.m.) approx.



1st Floor
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.2 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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Energy performance certificate (EPC)

60 Bath Road
Keynsham
BRISTOL
BS31 1SP

Energy rating
C

Valid until: 17 April 2035

Certificate number: 9236-3049-4204-4885-4200

Property type: Detached house

Total floor area: 179 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)

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

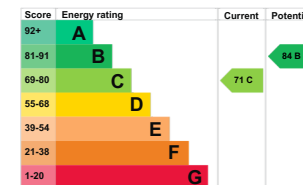
[See how to improve this property's energy efficiency.](#)

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



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