



1 FORESTERS CLOSE
KEYNSHAM
BRISTOL
BS31 1GF
OFFERS OVER £500,000

Introducing to the market for the very first time 'The Chesham', constructed Circa 2022 by Messrs Crest Nicholson. A stunning, detached property bathed in natural light and presented to an exemplary standard.

As one of only three properties of this style, this detached residence is a unique offering to the market. Sitting proud within a quiet corner of Hygge Park, the property boasts a larger than average plot. To the front and side aspect can be found a good sized front garden and an extensive driveway providing off street parking for multiple vehicles. The rear garden is a true delight with the current owners recently landscaping this area, with additional patio areas, meandering pathways laid to stone shingle and beautiful borders full of attractive plants and shrubs.

Internally spacious accommodation and impressive room proportions can be found over two floors. An abundance of natural light grace the majority of rooms, with many enjoying dual aspect windows. A welcoming entrance hallway leads to the lounge, kitchen and cloakroom. Stairs lead to the first floor with two storage cupboards can be found to the under stairs recess. The lounge is a lovely bay fronted room, one that enjoys the late afternoon and evening sun. The kitchen / diner is positioned to the rear of the property with views and direct access via the 'French' doors to the garden. The kitchen itself comprises numerous, contemporary fitted units with a large selection of integrated appliances.

To the first floor, a gallery landing provides access to all three bedrooms and the bathroom. All three bedrooms are double in nature with the principle bedroom in-particular offering impressive proportions, a floor to ceiling feature window, a double fitted wardrobe and an ensuite shower room. The two smaller bedrooms are positioned to the rear of the property, whilst the family bathroom comprises a modern three piece white suite.

Hygge Park has quickly established itself as one of the go to developments in the area. Sitting on the fringes of Keynsham and offering a highly regarded primary school on site, this property would make for an ideal family purchase. Furthermore the popular village of Saltford can be found only a short walk away, whilst both Bath & Bristol are only a short commute away.

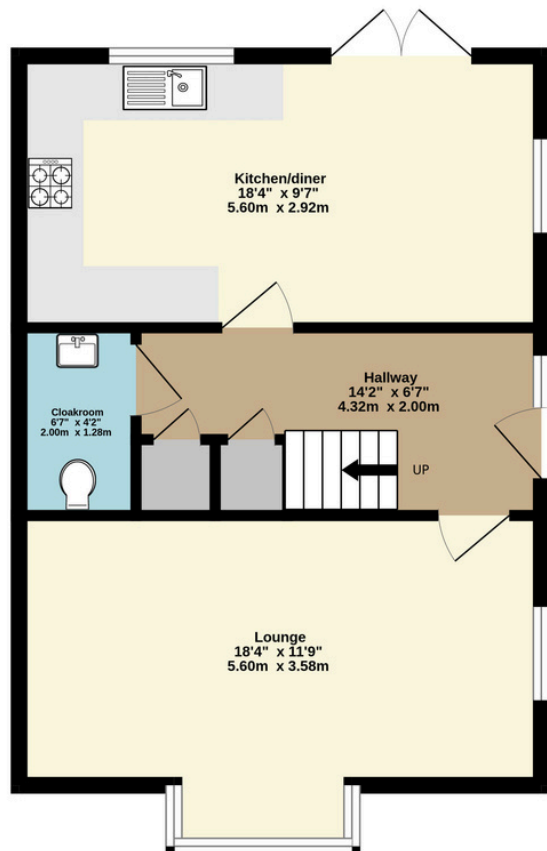
With our vendors suited with an onward purchase, we highly recommend an early viewing is requested.



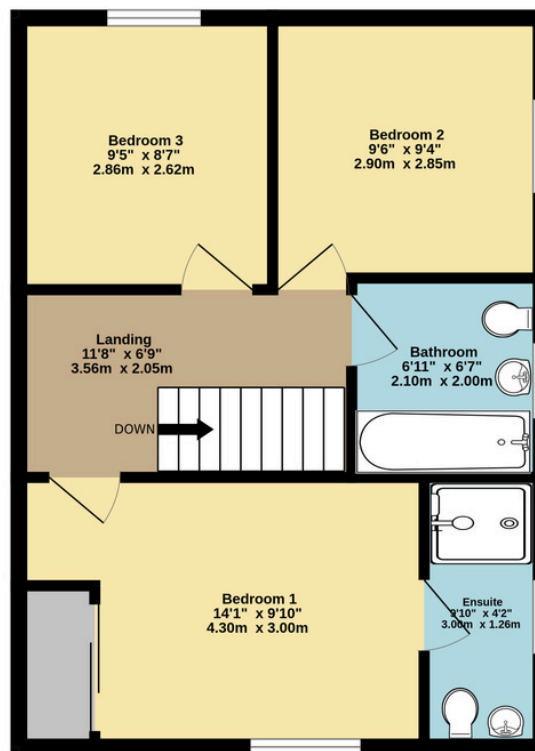




Ground Floor
485 sq.ft. (45.1 sq.m.) approx.



1st Floor
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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)

1 Foresters Close Keynsham BS31 1GF	Energy rating B	Valid until: 16 January 2032
		Certificate number: 0390-3563-2090-2392-3321

Property type	Detached house
Total floor area	92 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 energy rating is B. It has the potential to be A.

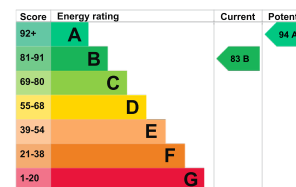
[See how to improve this property's energy efficiency.](#)

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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