



1 CHAFFINCH AVENUE
KEYNSHAM
BRISTOL
BS31 2FR
OFFERS OVER £700,000



GREGORYS
ESTATE AGENTS

**THIS IMPRESSIVE FIVE-BEDROOM
DETACHED RESIDENCE, BUILT IN 2017
BY THE HIGHLY REGARDED DAVID
WILSON HOMES, OCCUPIES A PREMIUM
POSITION ON THE SOUGHT-AFTER
BILBIE GREEN DEVELOPMENT.**

The impressive property sits on the quiet fringes of this modern development, placing scenic woodland walks at Abbots Wood, nearby open green spaces and the rolling countryside of the Chew Valley right on the doorstep - perfect for active family life.

The modern layout of the home provides both space and versatility, creating an ideal environment for families searching for a home to grow with.

The property is excellently presented throughout and finished with a range of upgrades. The current owners have also added a well-designed loft conversion, incorporating a large double bedroom and stylish en-suite shower room, to the original arrangement. This enhances the already spacious layout and offers a private retreat at the top of the house.

The first-floor accommodation comprises four further double bedrooms, providing space for all the family. The guest bedroom enjoys its own en-suite shower room, while the family bathroom features a modern four-piece suite.

The ground floor opens with a bright and spacious central entrance hall. A comfortable bay-fronted lounge sits to one side of the front aspect, whilst to the other side, an additional reception room works perfectly as a home office, playroom or snug.





Positioned to the rear of the ground floor, the impressive open plan kitchen/diner forms the heart of the home, lending itself perfectly to hosting family and friends. This space looks out onto the landscaped rear garden and features a premium fitted kitchen, fully equipped with a selection of integrated AEG appliances, generous worktops and ample storage.

Far from being style without substance, this outstanding home delivers the practical features essential for family living, including a ground-floor cloakroom/ WC and a convenient utility room, completing the internal offering.

The property continues to impress outside, occupying a wider-than-usual plot that enhances the overall sense of space. The attractive rear garden is mainly laid to lawn, framed by established borders, with raised vegetable beds and a patio area perfect for hosting summer BBQs.

Gated side access leads to the front of the property, where a large driveway and a detached double garage provide ample parking and additional storage, whilst offering further future-proofing options for extra space, should it be required.

**FOR THOSE SEARCHING FOR A
COMPLETE FAMILY HOME BENEFITTING
FROM A FEELING OF COUNTRYSIDE
CHARM, THIS OUTSTANDING PROPERTY
SIMPLY MUST BE VIEWED.**

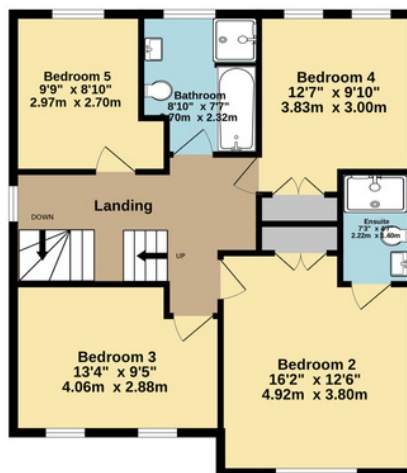




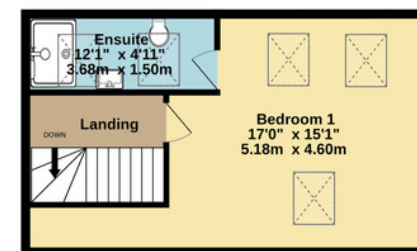
Ground Floor
1220 sq.ft. (113.4 sq.m.) approx.



1st Floor
706 sq.ft. (65.6 sq.m.) approx.



2nd Floor
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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, Chaffinch Avenue Merrisham BRISTOL BS31 2FR	Energy rating B	Valid until: 2 May 2027
		Certificate number: 8313-7535-5240-7157-4992

Property type: Detached house

Total floor area: 143 square metres

Rules on letting this property

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

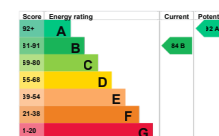
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

<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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