



Kew Cottage, Durley Hill, Keynsham, BS31 2AF

Guide Price £800,000

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## Kew Cottage, Durley Hill, Keynsham, BS31 2AF

Welcome to Kew Cottage, a charming stone-built property dating back to 1730. Stepping into the entrance hall, you will immediately be greeted by the character and history that this home exudes. The snug, complete with a log burner and underfloor heating, offers a cosy retreat to gather around and enjoy evenings with loved ones.

The heart of the home lies in the spacious living room with its impressive 7.9-metre expanse that overlooks the rear garden. Step inside, and you'll instantly feel a sense of openness and tranquillity, with natural light streaming in through the windows. Just beyond, you'll find the kitchen/dining room, a perfect space for culinary adventures and shared meals with family and friends, spanning nearly 6 metres.

As you make your way upstairs, you'll discover five well-appointed bedrooms, each offering its own unique charm. The master suite features an en-suite bathroom, providing a private sanctuary to unwind and rejuvenate. A guest bedroom with an en-suite offers comfort and convenience for visiting friends or family. Completing the upper level is a four-piece bathroom, ensuring the needs of everyone in the household are met.

Outside, a double garage and parking space for six cars provide ample room for vehicles and storage. The expansive grounds of 0.35 acres boast mature landscaping and a wooded backdrop, creating a serene and picturesque oasis. Additionally, there is potential for a plot subject to planning, allowing for the addition of a single-level property if desired.





## Entrance Hall

3.32m x 2.68m (10'10" x 8'9")

Door to the front aspect with double glazed windows to the front and side aspects, recessed spot lights, loft hatch, radiator, underfloor heating and tiled floor.

## Cloakroom

1.7m x 0.76m (5'6" x 2'5")

Wooden panel ceiling, low level WC and tiled flooring.

## Boiler Room

1.92m x 0.88m (6'3" x 2'10")

A wall mounted Ideal boiler, fuse box and tiled flooring





## Hallway

Stairs to the first floor with an under stairs storage cupboard with Chubb alarm and telephone points, radiator, alarm panel and flagstone flooring

## Snug

5.43m x 3.53m (17'9" x 11'6")

Double glazed window to the front aspect, recessed spot lights, wooden beams, four wall lights, fire place with wooden beam over, brick hearth and an inset log burner, fitted shelving, exposed stone work, wooden panel wall, radiator and tiled floor with under floor heating.

## Living Room

7.91m x 4.09m (25'11" x 13'5")

Step up into with wooden balustrade, double glazed French doors and two windows to the rear aspect, double glazed window to the side aspect, recessed spot lights, exposed wooden beams, two wall lights, brick fire place with



## Kitchen/Dining Room

5.87m x 4.96m (19'3" x 16'3")

Two double glazed windows to the front aspect, double glazed door and window to the rear aspect, recessed spot lights, radiator, painted stone walls, television aerial and flag stone flooring. There is a good range of wall and base units with laminate work surfaces, a 1 & 1/2 bowl sink unit with brushed metal mixer tap, space for a range cooker, washing machine, fridge/freezer and American fridge/freezer.

## Landing

Double glazed window to the rear aspect, loft hatch, recessed spot lights, smoke alarm and exposed stone walls.

## Bedroom One

4.92m x 4.24m (16'1" x 13'10")

Two double glazed dormer windows to the rear aspect, double glazed window to the side aspect, recessed spot lights, full wall of fitted



## En-suite

1.74m x 1.64m (5'8" x 5'4")

Double glazed window to the front aspect with stained glass, recessed spot lights, chrome towel radiator, partially tiled walls and tiled flooring. There is a three piece suite comprising a shower cubicle with electric shower over, vanity unit with wash hand basin and a low level WC.

## Bedroom Two

3.73m into door recess x 3.49m (12'2" x 11'5")

Double glazed window to the front aspect, recessed spot lights, two fitted wardrobes, radiator and television aerial.

## En-suite

2.52m x 0.74m (8'3" x 2'5")

Extractor fan, recessed spot lights, tiled walls, radiator and tiled flooring. There is a three piece suite comprising a shower cubicle with mixer





### Bedroom Three

4.18m into door recess x 4.07m (13'8" x 13'4")

Double glazed dormer window to the rear aspect, loft hatch, recessed spot lights, air conditioning unit, painted stone wall, wooden beam, radiator and a television aerial.

### Bedroom Four

4.57m max x 4.02m max (14'11" x 13'2")

Double glazed dormer window to the rear aspect and double glazed window the side aspect, recessed spot lights, loft hatch, painted stone wall, wooden beam, radiator and television aerial.

### Bedroom Five

2.58m x 2.99m (8'5" x 9'9")

Double glazed window to the front aspect, recessed spot lights, exposed stone wall and a radiator.



### Bathroom

2.51m x 2.26m extending to 3.17 max (8'2" x 7'4")

Obscure double glazed window to the front aspect, recessed spot lights, exposed wooden beam, tiled walls, fitted shelving, radiator and tiled flooring. There is a four piece suite comprising a shower cubicle with mixer shower over, bath with shower attachment, pedestal wash hand basin and low level WC.

### Rear Garden

Enclosed by Leylandii hedge and wooden posts, fence to the rear and side access gate, patio area, large area of Cerny stone, with steps leading up to terrace with patio stone and a play house, then up again to a seating area with Cerny stone. Two areas of steps with wooden sleepers one leading to the upper garden the other to the side access path.

### Upper Garden



### Double Garage

6.24m x 4.78m (20'5" x 15'8")

Double wooden barn doors to the front aspect with a access door to the rear aspect, power and lighting with a fuse box and electric socket bank plus shelving.

### Driveway

Laid to block paving with an area of gravel and can accommodate 6 cars to a maximum of 8 via the front entrance between stone pillars

### Agents Notes

The property has several options to develop further subject to any necessary consents. The double garage has a water supply and could lend it self to further living accommodation/annex etc. The top garden could be a plot to build if excavated so the new dwelling didn't exceed the roof line of the present properties the vendor informs and initial enquiries have been made.

GROUND FLOOR



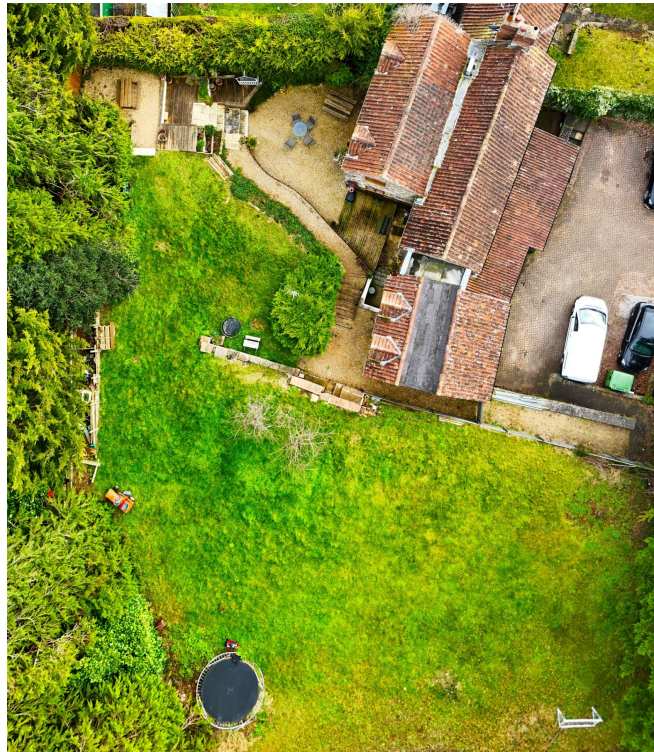
1ST FLOOR



TOTAL FLOOR AREA : 2330sq.ft. (216.5 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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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