



## Breaches Farm House Cherwell Road, Keynsham, BS31 1QU

### Offers In The Region Of £650,000

Positioned on Cherwell Road in Keynsham, this impressive five-bedroom detached house offers a perfect blend of modern living and convenience. Built in 2000, the property spans an ample 1,733 square feet and is immaculately presented throughout, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms that provide versatile living spaces, perfect for both relaxation and entertaining. The heart of the home is the recently refitted kitchen, which boasts contemporary finishes and ample storage, catering to all your culinary needs. The property features two well-appointed bathrooms, ensuring comfort and convenience for the entire family. The south-facing rear garden is a true highlight, designed for low maintenance and enjoyment. It offers a private retreat, complete with a hot tub that could be included in the sale by negotiation, making it an excellent space for outdoor gatherings or quiet evenings under the stars.

Parking is a breeze with space for up to five vehicles, providing ease and accessibility for family and guests alike. The location is particularly appealing, situated within easy walking distance to the highly regarded

Entrance via uPVC double glazed obscured door to

### Hallway/Utility Area

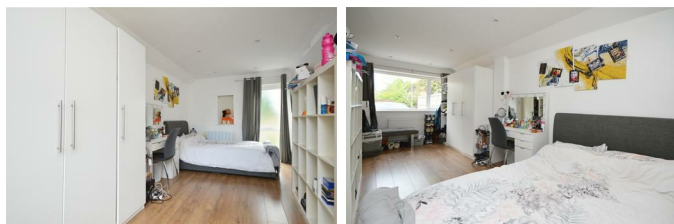
9'4" x 8'0" (2.85 x 2.45)



Single radiator, space and plumbing for washing machine, space for tumble drier with worksurface over, wall units, fitted shelving, spot lights, doors to

### Bedroom Five

18'7" x 8'11" (5.67 x 2.74)



uPVC double glazed window to front aspect, uPVC double glazed obscured patio door to rear garden, single radiator, additional electric radiator, spot lights.

### Family Room

19'4" x 8'9" (5.90 x 2.67)



uPVC double glazed windows to rear aspect, double glazed aluminum bi-folding doors to rear aspect, uPVC double glazed window to side aspect, 2 wall mounted contemporary radiators, spot lights, opening to

### Kitchen/Breakfast Room

24'2" x 10'2" (7.39 x 3.11)



uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, a recently refitted kitchen comprising a range of wall and floor units with Quartz worksurface over, sink drainer unit with mixer tap over, integrated appliances including double oven and microwave, full length fridge and freezer, Bosch induction hob with extractor over, dishwasher, breakfast bar, integrated wine cooler, spot lights, wall mounted double radiator, opening to

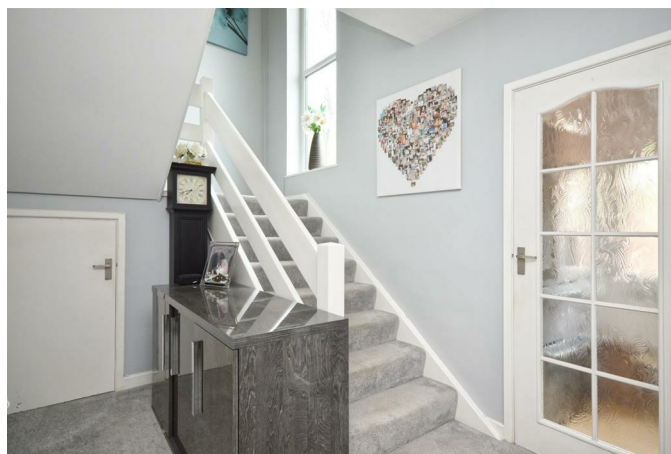
### Sitting Room

17'5" x 13'11" (5.33 x 4.26)



Double glazed sliding patio doors opening to rear garden, double radiator, contemporary freestanding multi fuel wood burner, door to

### Entrance Hall



Stairs rising to first floor landing, under stairs storage cupboard, double radiator, doors to



### Downstairs W/C

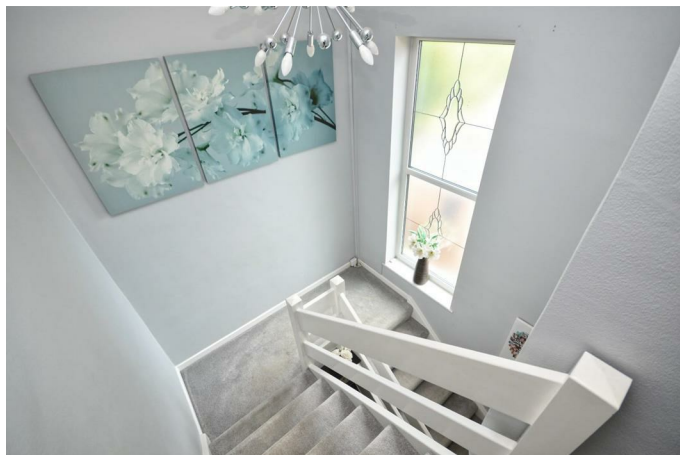


uPVC double glazed obscured window to front aspect, close coupled w/c, wash hand basin with mixer taps, single radiator.

### Porch

Space for additional freestanding fridge freezer, uPVC double glazed obscured door opening to front aspect.

### First Floor Landing



uPVC double glazed obscured window to front aspect, access to loft space, doors to

### Master Bedroom

14'1" x 10'5" (4.31 x 3.20)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

### Bedroom Two

14'1" x 10'0" (4.31 x 3.05)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

### Bedroom Three

9'9" x 7'4" (2.98 x 2.26)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Four

12'1" x 6'11" (3.69 x 2.13)

uPVC double glazed window to front aspect, single radiator, fitted wardrobes.

### Family Bathroom

11'4" x 5'10" (3.46 x 1.79)



Obscured uPVC double glazed windows to front aspect, suite comprising paneled bath with shower attachment over, wash hand basin with mixer tap and storage beneath, shower cubicle with rainfall shower over, close coupled w/c, heated towel rail, spot lights, fully tiled,.

### Outside



The front of the property has a driveway leading to the front of the house where you will find a stable style gate which gives access to the front of the house where there is ample off street parking. A generously sized wooden shed with power and light is situated at the front and is included in the sale along with an additional shed for further storage. An EV charger is situated to the front. A pedestrian gate gives access along the side into the rear garden. The south facing rear garden has a patio area immediately adjacent to the property ideal for outside entertaining, the remainder is laid to artificial lawn for ease of maintenance. A step up leads to a further decking area ideal for garden furniture where a hot tub is situated (could be sold with the property by negotiation). There is a further shed in the rear garden which is included in the sale. The rear garden is well maintained and is fully enclosed by wooden fencing and brick walling.

### Directions

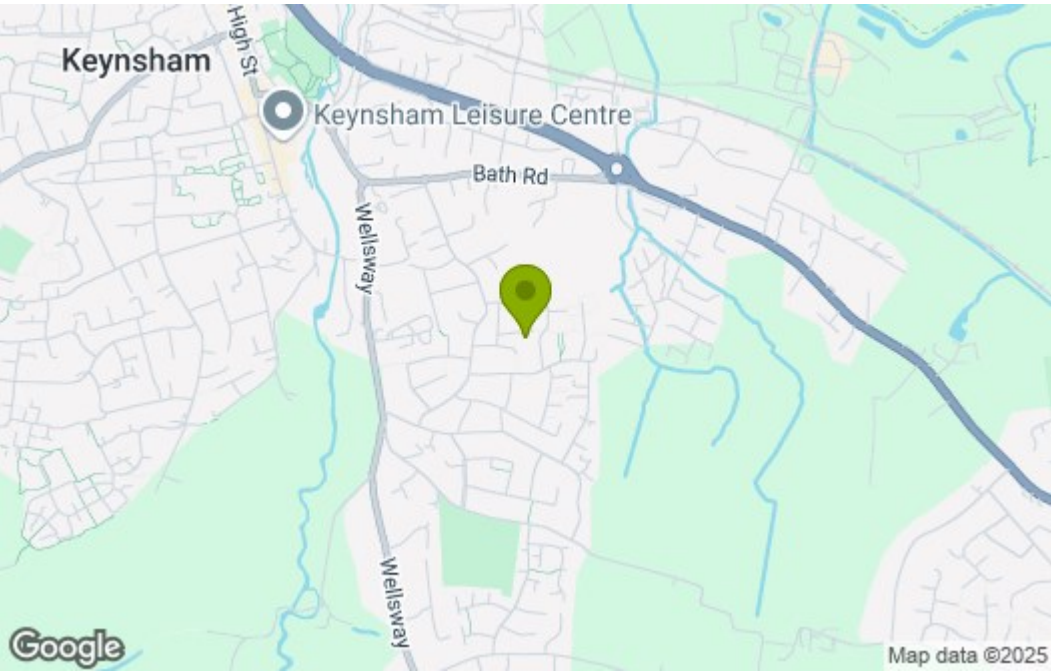
Sat Nav BS31 1QU

Floor Plan

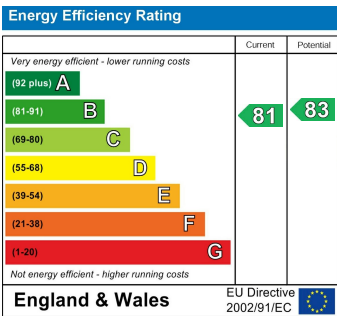


Total area: approx. 166.5 sq. metres (1792.4 sq. feet)  
**Breaches Farm House, Keynsham**

Area Map



Energy Efficiency Graph



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