



QUEEN CHARLTON

BS31



CHURCH FARM COTTAGE, QUEEN CHARLTON, KEYNSHAM, BS31 2SQ

A characterful five bedroom country home enjoying beautifully landscaped gardens and grounds, all set in the tranquil and highly sought-after village of Queen Charlton.



4-5



4



2-3

EPC

D

Local Authority: Bath & North East Somerset

Council Tax band: G

Tenure: Freehold

Mains electricity & water, private drainage, oil heating, broadband

Guide Price: £1,195,000



THE PROPERTY

Church Farm Cottage is a charming stone-built home that blends character, warmth and flexibility, ideal for modern family living. Approached along a peaceful no-through lane, it combines the appeal of a traditional country property with well-considered accommodation and excellent links to both Bristol and Bath. The layout flows naturally with an inviting sitting room with garden views, exposed features and a calm, rural outlook. This leads seamlessly through to the impressive kitchen/breakfast room, which forms the heart of the home.

The kitchen offers a wonderful balance of traditional detail and everyday practicality, featuring exposed beams, an AGA and French doors opening onto the terrace. Its size and natural light make it perfect for gatherings, relaxed family meals and entertaining.







Upstairs, the main house offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A contemporary family bathroom serves the remaining rooms, while a spiral staircase leads to a top-floor room ideal as an occasional bedroom, studio or hobby space, with scope to create an en suite.

ANNEXE

A versatile one-bedroom annexe, connected via the inner hall yet also benefiting from its own entrance, provides superb scope for multigenerational living, guest accommodation or an income opportunity. With a bright sitting room, spacious bedroom and modern shower room, it is beautifully self-contained, with potential to incorporate a kitchenette if required.



OUTSIDE

Electric gates open to a gravel driveway and double garage, with a separate access serving the annexe. The beautifully landscaped gardens include a broad stone terrace, lawned areas, mature trees and a summer house, with far-reaching rural views.

LOCATION

Queen Charlton is an exceptionally attractive and peaceful North Somerset village, known for its sense of community and rural charm. Despite its quiet position, the village enjoys excellent access to Bristol, Bath, the A37 and A4, with nearby Whitechurch and Keynsham providing everyday amenities, schooling and transport links. Scenic lanes and footpaths surround the village, making it ideal for walking, cycling and outdoor pursuits.







Queen Charlton Keynsham, Bristol

Gross Internal Area (Approx.)

Main House = 295 sq m / 3,175 sq ft

Garage = 59 sq m / 635 sq ft

Total Area = 354 sq m / 3,810 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

0117 317 1999

1 The Mall, Clifton
Bristol, BS8 4DP
bristol@knightfrank.com

Approximate Gross Internal Area = 354 sq m / 3810 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Robin Engley
0117 317 1996
robin.engley@knightfrank.com

Knight Frank
1 The Mall, Clifton
Bristol, BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.