

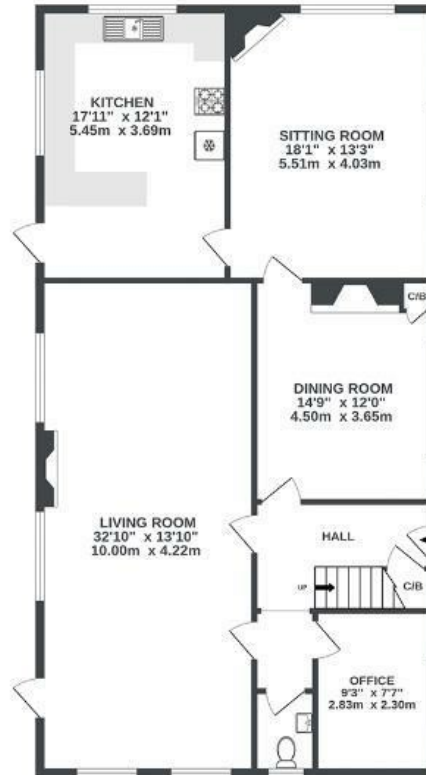
# Hicks Gate House

KEYNSHAM

APPROXIMATE FLOOR AREA  
236.4 SQM / 2545 SQFT



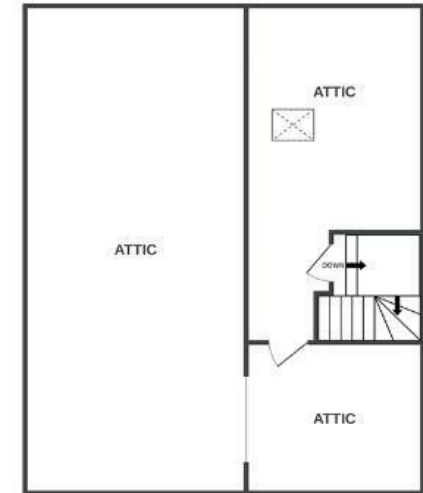
GROUND FLOOR  
1264 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR  
1280 sq.ft. (118.9 sq.m.) approx.



ATTIC (NOT INC IN TOTAL SQ.M)  
0 sq.ft. (0.0 sq.m.) approx.



~~Boardwalk~~

# Hicks Gate

KEYNSHAM, BRISTOL



£700,000



4 Bedrooms



BS31 2AB



2 Bathrooms

*"The garden is beautiful first thing on a hot day. It's cool and shady with the birds singing and then slowly warms up. You can smell the grass and hear the bees. At the end of a hot day everything sounds content and sitting in a deckchair with a glass of wine is a dream."*

