



NORRIS
CHEWTON ROAD
CHEWTON KEYNSHAM
BS31 2SU
£1,250,000

POSITIONED WITHIN THIS SOUGHT-AFTER HAMLET ON THE BANKS OF THE RIVER CHEW, 'NORETTE' IS A CHARMING 18TH-CENTURY PICTURE-PERFECT DETACHED COTTAGE SET WITHIN EXTENSIVE GARDENS OF APPROXIMATELY ONE ACRE, CERTAIN TO LEAVE A LASTING IMPRESSION.

Having undergone a comprehensive schedule of works during the current ownership, this remarkable home seamlessly pairs period elegance with contemporary living, resulting in a modern family home ready made to move into.

'Norette' charms at first glance, impressing with an attractive stone facade framed by established Wisteria, whilst also oozing kerb appeal offering practical benefits to include a sweeping gated driveway, leading to the detached double garage & ample off street parking benefitting from an EV charging point. The side profile of the home highlights not only the sizeable offering of the property, but also the superb craftsmanship of the extension of the home following its previous 80 year family ownership. Once a pair of cottages, 'Norette' has been transformed into an individual home by the current owners, offering over 2,400 Sq Ft of accommodation benefitting from a reconfigured arrangement offering ample versatility.

The large open plan family room to the rear of the ground floor acts as the hub of the home, and lends itself to entertaining. Comprising a bespoke fitted kitchen with a feature central island, the cooking area boasts a premium finish to include stone worksurfaces & timeless shaker style units, as well as a full selection of integrated appliances. This bright & spacious living area comfortably allows for a sizeable dining table, with further space available to utilise as a snug or social area, benefitting from bi-folding doors to the garden.

A separate lounge sits to the front aspect of the cottage, finished with a warming wood burning stove perfect for over the winter months, and leads to an additional reception room, currently utilised as a home office, but has also served as an ideal playroom during the current ownership.





One of our favourite features of 'Norette' is the floral workshop, a spacious area positioned to the front of the ground floor, boasting the best of the character features, to include the original cottage door and original stove. From here, a practical utility room can be accessed, incorporating a cloakroom WC, ideal for day to day family life.

Upstairs the well-considered arrangement now offers five double bedrooms, with the principal suite enjoying use of a private ensuite shower room & dressing area. Completing the upstairs arrangement is a large four piece family bathroom.

Outside, the beautiful garden is everything one would hope for from a Fairy tale cottage. Enjoying an enviable West facing aspect, the large garden is just shy of an acre and is perfect for the Green Thumbed enthusiast, combining growing beds with potting sheds & greenhouses. A feature sandstone patio is accessed from the family room Bi-folding doors, and acts as a perfect entertaining space for hosting summer BBQ's, whilst to the rear of plot sits an elevated viewing point, overlooking the surrounding rolling countryside; A perfect spot to watch the sunset. Externally, the outdoor offering boasts a plethora of nature, colourful wild flowers & established fruit trees, resulting in a wonderful area to enjoy.

Chewton Keynsham is a charming semi-rural hamlet set to the fringes of the picturesque Chew Valley, ideally positioned between the vibrant cities of Bristol and Bath. Offering an attractive balance of countryside tranquillity and excellent connectivity, the area is particularly popular with buyers seeking a quieter lifestyle without sacrificing access to major employment and cultural centres. Surrounded by open farmland, woodland and riverside walks along the River Chew, the area provides an abundance of outdoor leisure opportunities including walking, cycling and nature trails. The nearby Chewton Keynsham Circular walk is especially popular with residents, showcasing the attractive local landscape and rural character.





The neighbouring town of Keynsham, located just a short distance away, offers a wide range of everyday amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities. The town also benefits from well-regarded schools and a strong sense of community, making it appealing to families. For commuters, the area is particularly well placed, with Keynsham railway station providing direct services to both Bristol Temple Meads and Bath Spa, while the A4 offers convenient road access to both cities. This strategic location makes Chewton Keynsham an attractive choice for professionals looking for a village setting within easy reach of urban centres.

FOR THOSE SEARCHING FOR A ONE OF A KIND HOME, 'NORETTE' AWAITS.



Energy performance certificate (EPC)			
Norette Chewton Keynsham Keynsham BRISTOL BS31 2SU	Energy rating	Valid until:	30 March 2036
	C	Certificate number:	7 400-3060-3207-2406-7204

Property type	Detached house
Total floor area	207 square metres

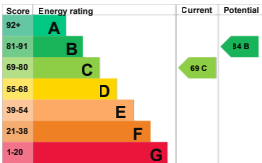
Rules on letting this property

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 C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



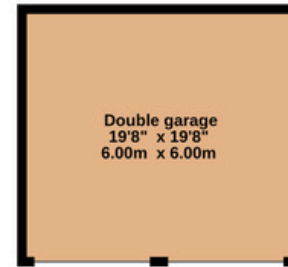
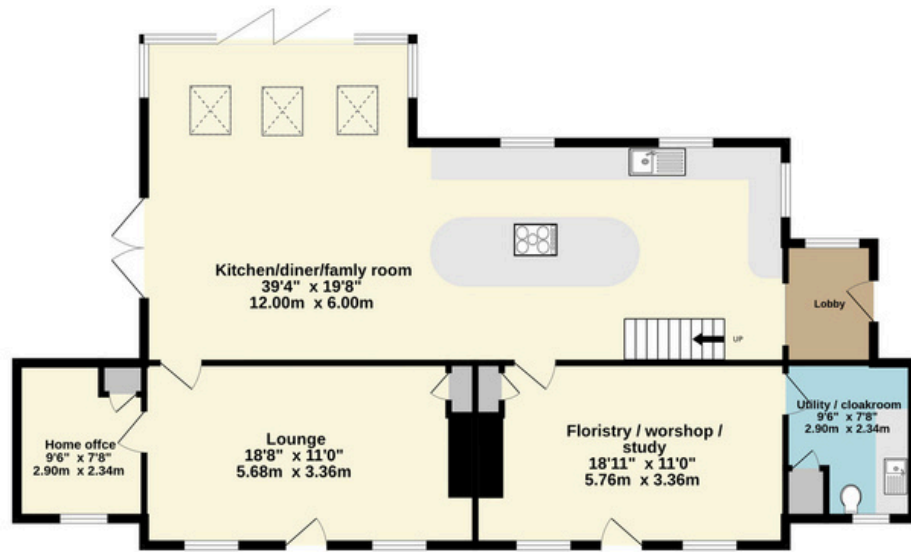
The graph shows this property's current and potential energy rating.

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.

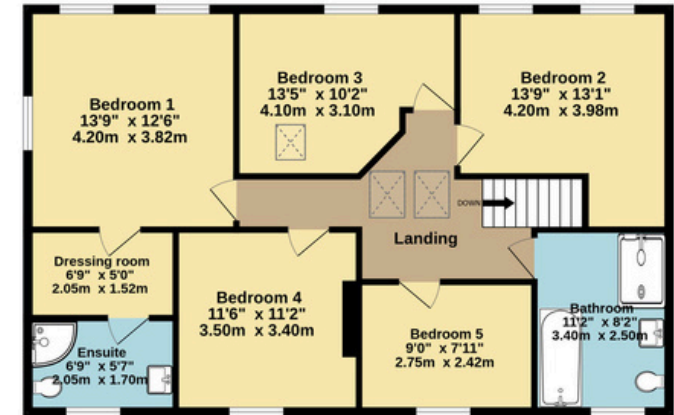
For properties in England and Wales: the average energy rating is D the average energy score is 60



Ground Floor
1239 sq.ft. (115.1 sq.m.) approx.



1st Floor
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 2460 sq.ft. (228.5 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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