



OLD VICARAGE GREEN
KEYNSHAM
BRISTOL
BS31 2DH
£450,000

OCCUPYING AN ENVIABLE POSITION WITHIN THIS EVER POPULAR DEVELOPMENT, THIS WELL PRESENTED PROPERTY HAS BEEN THE SUBJECT OF MANY IMPROVEMENTS IN RECENT YEARS AND IS NOW OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Old Vicarage Green has been the first point of call for many buyers looking for a home in a quiet area, within a well regarded neighbourhood, yet positioned only a short, flat walk to Keynsham Train Station and High Street. At the centre of the development, well kept communal gardens with expansive lawned areas and mature trees and shrubs make for the perfect backdrop to many of the homes. Thankfully this home is no exception, with the communal gardens in full view from every rear facing window of the property.

Within Old Vicarage Green, the property can be found to the rear of the development. Although parking is readily available on street, the large double garage really comes into its own, providing secure off street parking for two cars with the third space in-front of the garage. Stunning solid wood Bi-folding doors have recently been installed to provide vehicle access to the garage, whilst a matching single door allows for easy pedestrian access into the property via the ground floor and straight to the kitchen. The official front door can be found to the first floor of the property, accessed via a pathway where a beautiful replaced front door makes for the perfect greeting.

Internally the spacious accommodation can be found across three floors. All floors offer generously proportioned rooms with many flooded in natural sunlight. The clever design of these homes, ensures the majority of the accommodation is positioned to the rear of the property with lovely views across the development, whilst also enjoying a sunny, south facing aspect.





The ground floor comprises of an open plan kitchen with plenty of space for a comfortable dining/seating area. The room has been enhanced with the introduction of Bi-Folding doors which not only promotes 'inside out living', but makes for the perfect view of this wonderful rear garden. From the kitchen, access to the double garage is available where a utility area sits handily to a recess to the rear of the garage. Space and plumbing makes this the perfect place for the washing machine and tumble dryer.

A further reception room is available to the first floor, where a welcoming lounge, again spacious in nature and positioned to the rear of the property with views of the grounds via the extra height windows. In addition a cloakroom and the third bedroom can also be found to this floor.

The second and top floor comprises two further bedrooms and the main bathroom. The large bathroom not only impresses in size, but also comprises a modern three piece white bathroom suite. The principle bedroom sits proudly to this top floor and to the rear of the property, Spanning the entire width of the property and with dual windows to the rear, not only is this room spacious in nature, it is flooded in natural light.

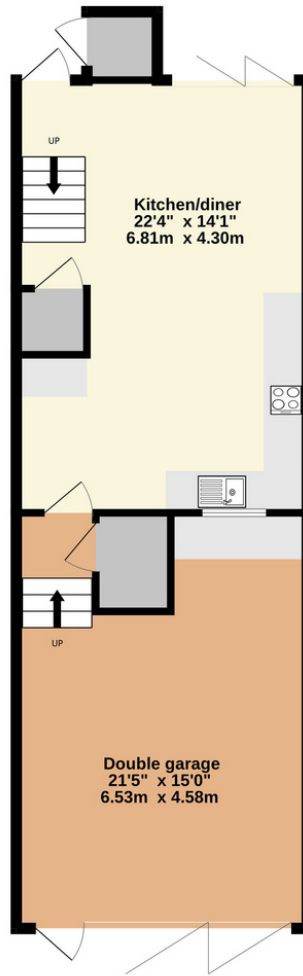
An abundance of storage is available to all floors, whilst the property also benefits replaced double glazed windows and gas central heating via a replaced combination boiler, which has been regularly serviced. In addition the roof has been changed from its original.

A SUPERB PROPERTY WITH NUMEROUS BENEFITS AND ONE THAT WE FEEL WILL PROVE VERY POPULAR WITH MANY A BUYER. THEREFORE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL THAT THIS IMPRESSIVE HOME HAS TO OFFER.

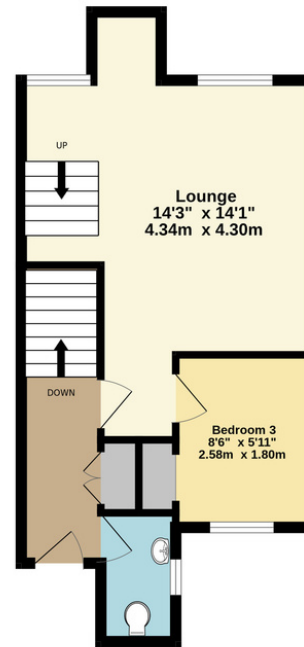




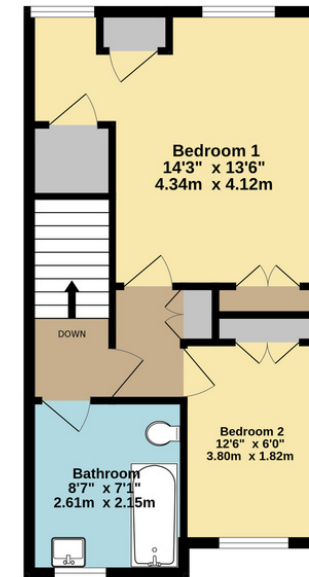
Ground Floor
674 sq.ft. (62.6 sq.m.) approx.



1st Floor
392 sq.ft. (36.4 sq.m.) approx.



2nd Floor
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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— E S T A T E A G E N T S —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

