

94 WEST STREET
OLDLAND COMMON
BRISTOL
BS30 9QR

OFFERS OVER £600,000



GREGORYS
ESTATE AGENTS

A HOME WITH HISTORY, CHARACTER AND AN ABUNDANCE OF SPACE, THIS SUBSTANTIAL PROPERTY OFFERS A FANTASTIC OPPORTUNITY FOR FAMILIES LOOKING FOR GENEROUS AND VERSATILE ACCOMMODATION.

Set within a particularly generous plot, the property is surrounded by extensive mature gardens and also benefits from its own historic chapel, believed to date back to 1853. While the property would benefit from some updating and renovation, it offers an exciting opportunity to create a truly individual family home with plenty of scope to make it your own. Benefitting from a perfect position, offering excellent links to both Bath & Bristol, as well as benefitting from easy access to the motorway.

Inside, the accommodation is wonderfully flexible, with three generous reception rooms on the ground floor, giving families plenty of options for everyday living. Whether you need separate sitting and dining rooms, a dedicated playroom, snug or entertaining space, there is ample room to adapt the layout around your lifestyle. There is also a study, ideal for home working, alongside a useful utility room and two separate WCs.

At the heart of the home, the spacious kitchen diner provides plenty of room for family meals and everyday life, while the adjoining conservatory enjoys views and direct access into the garden.

Upstairs, the property's two separate staircases add an interesting and practical feature, leading to five excellent double bedrooms. The principal bedroom is particularly impressive, enjoying an abundance of natural light from windows on three sides, together with views across the surrounding area. Two family bathrooms complete this floor, providing plenty of facilities for a busy household.

With five bedrooms, multiple reception rooms and generous ancillary space, this is a home that can comfortably adapt as a family grows. There is also clear potential for multi-generational living, teenagers wanting their own space, or those looking to incorporate multiple home offices.





Outside, the gardens are a real feature of the property. A patio leads onto a generous lawn, surrounded by mature trees, established planting and greenery, creating a wonderfully private setting. There is access to the garden from both sides of the house, making it particularly practical for family life and entertaining.

And then there is the chapel!

Tucked away within the grounds, this fascinating historic building is believed to date back to 1853 and was originally used as the Oldland Common Primitive Methodist Chapel before a larger chapel was built nearby in 1873. Now forming part of the property, the chapel offers an exciting opportunity for renovation and could potentially lend itself to a variety of uses, subject to any necessary permissions – perhaps a home office, creative studio, games room or annexe. Equally, it could simply be retained as one of the property's most unique and memorable features.

Located in Oldland Common, the property enjoys a peaceful setting while remaining conveniently positioned between Bristol and Bath, with both city centres approximately 8 miles away. Keynsham Railway Station is around 2.5 miles away, while the Avon Ring Road provides straightforward connections towards the M4 and M5.

The surrounding area offers plenty to enjoy, from countryside walks and well-regarded local pubs to nearby schools, shops and recreational facilities. It is a location that combines the feel of village life with the convenience of having Bristol and Bath within easy reach.

FOR FAMILIES SEARCHING FOR A HOME WITH SPACE, FLEXIBILITY, CHARACTER AND POTENTIAL, THIS IS A PROPERTY THAT OFFERS SOMETHING RATHER SPECIAL – AND THE OPPORTUNITY TO CREATE A HOME THAT CAN EVOLVE WITH YOU FOR YEARS TO COME.





GROUND FLOOR



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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1ST FLOOR



24/08/2026, 14:50

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

11, Altona Way Seymour BRISTOL BS31 2TL	Energy rating B	Valid until: 9 March 2030
		Certificate number: 9708-7017-7317-6870-0284

Property type: Semi-detached house
Total floor area: 65 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 B. It has the potential to be A.

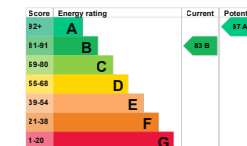
[See how to improve this property's energy efficiency.](#)

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



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