

61 OLD VICARAGE GREEN
KEYNSHAM
BRISTOL
BS31 2DH

£475,000



GREGORYS
ESTATE AGENTS

SET WITHIN A POPULAR DEVELOPMENT RIGHT IN THE CENTRE OF TOWN, THIS BRIGHT AND AIRY FOUR-BEDROOM HOME OFFERS PLENTY OF SPACE TO ENJOY EVERYDAY LIFE, WITH THE ADDED BENEFIT OF HAVING THE HIGH STREET, RAILWAY STATION AND A RANGE OF LOCAL AMENITIES ALL WITHIN EASY REACH. WITH BATH AND BRISTOL ALSO EASILY ACCESSIBLE, THE LOCATION WORKS PARTICULARLY WELL FOR THOSE WANTING THE CONVENIENCE OF TOWN LIVING WHILST REMAINING WELL CONNECTED TO THE SURROUNDING CITIES.

Arranged over three floors, the accommodation has a naturally flexible feel and offers plenty of room to adapt as life changes. The first floor provides a generous lounge, where floor-to-ceiling windows bring in an abundance of natural light and provide lovely views across the mature residents' gardens. It's an inviting space to relax at the end of the day, with the outlook giving the room a pleasant, leafy feel. Also on this floor is a fourth bedroom, which could work equally well as a home office, study or occasional guest room, together with a useful WC.

Moving upstairs, the top floor is home to three further bedrooms, all benefiting from built-in storage, along with a neutral three-piece family bathroom. The bedrooms are well balanced in size, offering flexibility for family members, guests or those needing additional space to work from home.

The ground floor is centred around the spacious open-plan kitchen and dining room. This is a particularly versatile part of the home, with plenty of room for both a dining table and comfortable seating, making it a natural place to gather with friends and family. Floor-to-ceiling windows once again bring plenty of daylight into the space, whilst direct access to the garden helps connect the inside with the outside during the warmer months. Internal access into the double garage also provides useful additional storage and practicality.

Outside, the rear garden has been kept deliberately low maintenance, with the majority laid to block paving and enclosed by attractive walled boundaries. A gate leads directly through to the communal gardens, which are exclusively available for residents to enjoy. Mature trees and shrubs, generous areas of lawn and a selection of seating spaces create a peaceful green setting, providing somewhere to enjoy a coffee in the morning, relax in the afternoon or make the most of an al fresco meal in the summer.

One of the real advantages of the property is simply being able to leave the car behind when heading into town. The High Street is close by, making it easy to pop out for everyday essentials, meet friends for a coffee or make the most of the local shops and amenities. The nearby railway station adds another level of convenience for commuters and days out, whilst Bath and Bristol are both within straightforward reach by road or rail.

Despite its central setting, the development itself provides a pleasant sense of separation from the hustle and bustle of everyday town life, with the mature communal gardens creating a greener outlook from a number of the rooms.

Ultimately, this is a home that combines generous and flexible accommodation with a location that makes everyday life that little bit easier – whether that's walking into town, catching the train to Bath or Bristol, working from home, or simply enjoying a quieter evening in the garden.



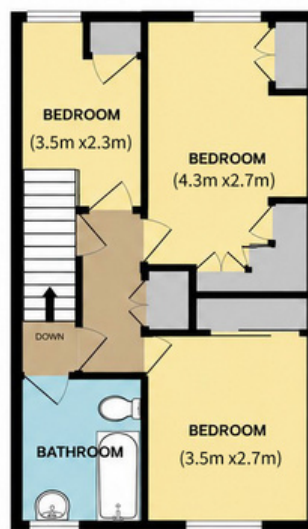
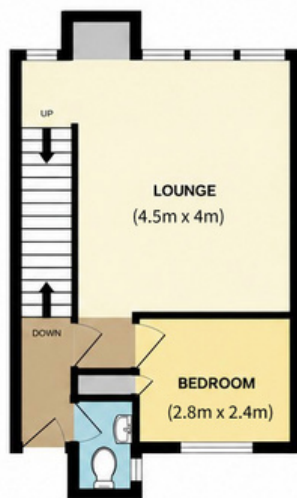
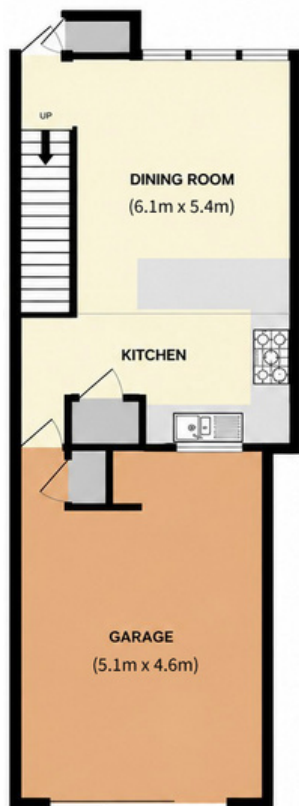




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.

2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1553 sq.ft. (144.3 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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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

61, Old Vicarage Green
Keynsham
BRISTOL
BS31 2DH

Energy rating
C

Valid until: 24 November 2029

Certificate number: 2508-7947-7279-6671-8910

Property type: Mid-terrace house
Total floor area: 120 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.

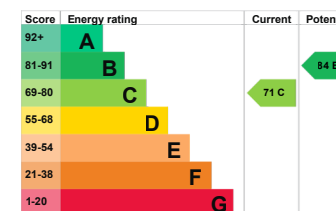
[See how to improve this property's energy efficiency.](#)

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



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