



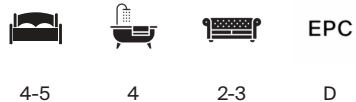
QUEEN CHARLTON

BS31



CHURCH FARM COTTAGE, QUEEN CHARLTON, KEYNSHAM, BS31 2SQ

A characterful five bedroom country home enjoying beautifully landscaped gardens and grounds, all set in the tranquil and highly sought-after village of Queen Charlton.



Local Authority: Bath & North East Somerset

Council Tax band: G

Tenure: Freehold

Mains electricity & water, private drainage, oil heating, broadband

Guide Price: £1,495,000



THE PROPERTY

Church Farm Cottage is a charming stone-built home that blends character, warmth and flexibility, ideal for modern family living. Approached along a peaceful no-through lane, it combines the appeal of a traditional country property with well-considered accommodation and excellent links to both Bristol and Bath. The layout flows naturally with an inviting sitting room with garden views, exposed features and a calm, rural outlook. This leads seamlessly through to the impressive kitchen/breakfast room, which forms the heart of the home.

The kitchen offers a wonderful balance of traditional detail and everyday practicality, featuring exposed beams, an AGA and French doors opening onto the terrace. Its size and natural light make it perfect for gatherings, relaxed family meals and entertaining.







Upstairs, the main house offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A contemporary family bathroom serves the remaining rooms, while a spiral staircase leads to a top-floor room ideal as an occasional bedroom, studio or hobby space, with scope to create an en suite.

ANNEXE

A versatile one-bedroom annexe, connected via the inner hall yet also benefiting from its own entrance, provides superb scope for multigenerational living, guest accommodation or an income opportunity. With a bright sitting room, spacious bedroom and modern shower room, it is beautifully self-contained, with potential to incorporate a kitchenette if required.

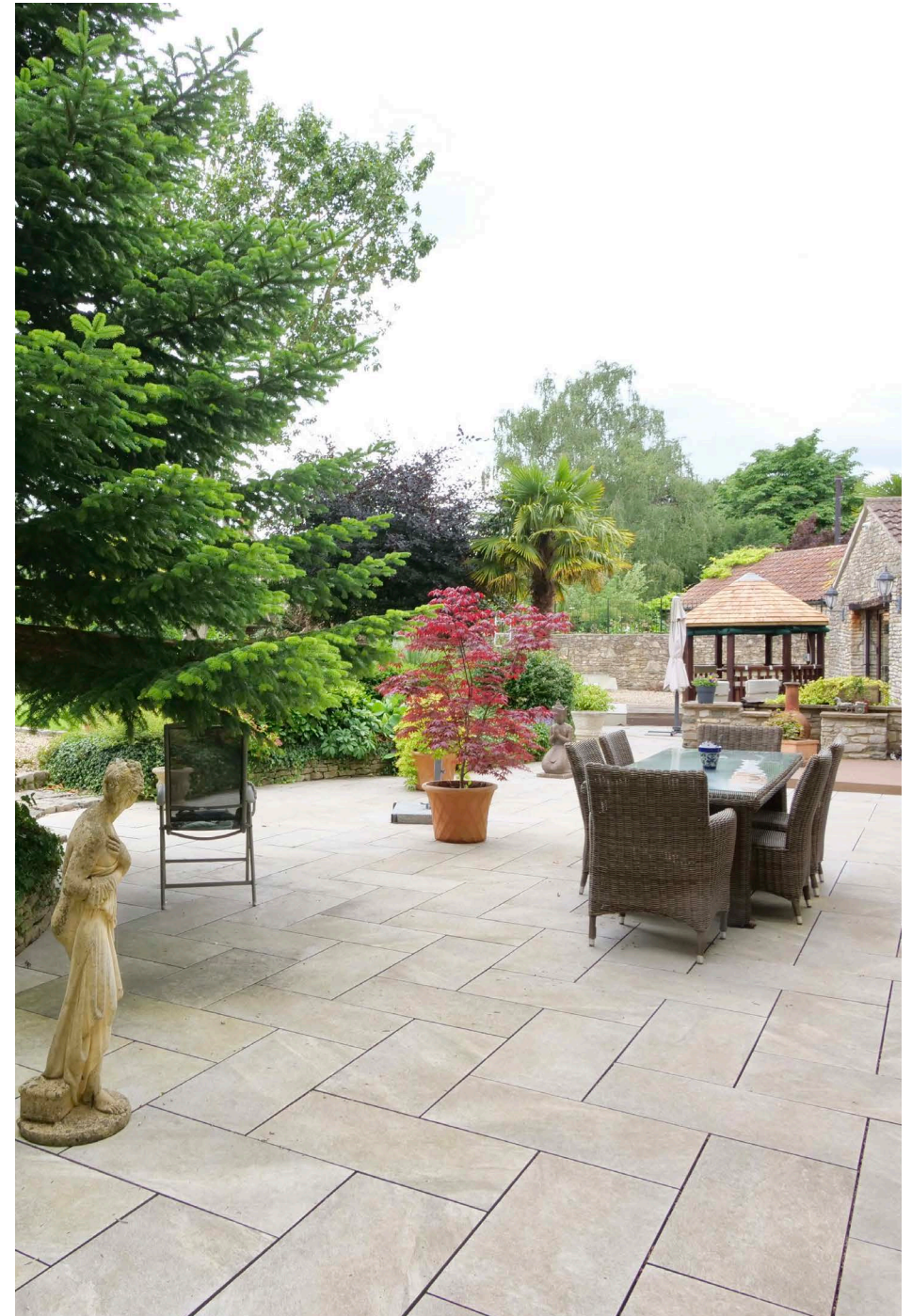


OUTSIDE

Electric gates open to a gravel driveway and double garage, with a separate access serving the annexe. The beautifully landscaped gardens include a broad stone terrace, lawned areas, mature trees and a summer house, all flowing into a gently sloping paddock with far-reaching rural views. In total, the grounds surrounding the house extend to approximately 3 acres.

LOCATION

Queen Charlton is an exceptionally attractive and peaceful North Somerset village, known for its sense of community and rural charm. Despite its quiet position, the village enjoys excellent access to Bristol, Bath, the A37 and A4, with nearby Whitechurch and Keynsham providing everyday amenities, schooling and transport links. Scenic lanes and footpaths surround the village, making it ideal for walking, cycling and outdoor pursuits.

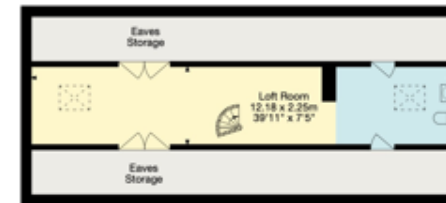




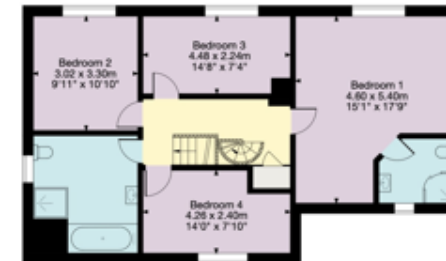


Queen Charlton Keynsham, Bristol

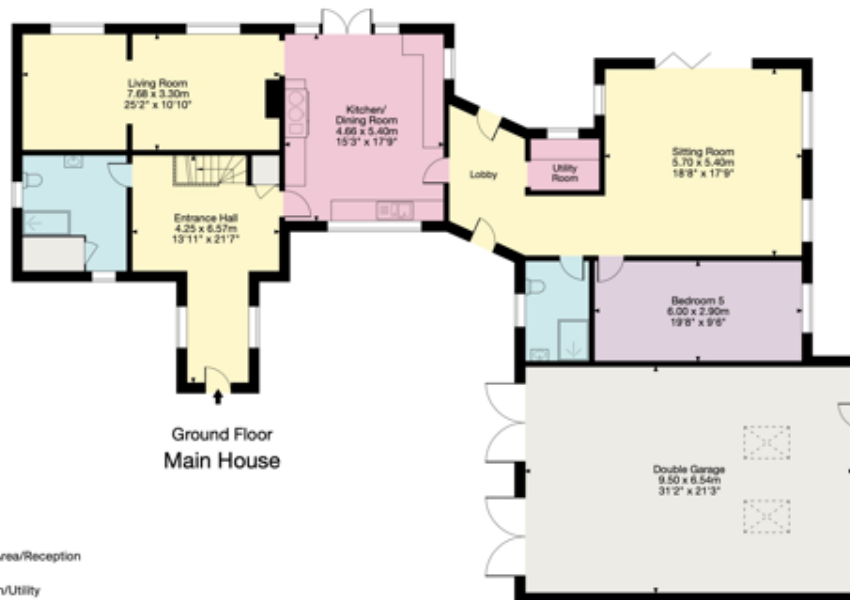
Gross Internal Area (Approx.)
 Main House = 295 sq m / 3,175 sq ft
 Garage = 59 sq m / 635 sq ft
 Total Area = 354 sq m / 3,810 sq ft



Second Floor



First Floor



Ground Floor
Main House

Garage

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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Approximate Gross Internal Area = 354 sq m / 3810 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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