



33 BATH ROAD  
KEYNSHAM  
BRISTOL  
BS31 1SL  
£825,000



**A TRULY MAGNIFICENT AND HISTORIC GEORGIAN TOWNHOUSE, BELIEVED TO DATE BACK TO THE EARLY 1800'S. FORMING PART OF WHAT WAS 'KEYNSHAM HOUSE', A GRADE II LISTED DETACHED RESIDENCE, THIS THREE STOREY FAMILY HOME NOW SITS IN THE CENTRAL PART OF THIS ICONIC BUILDING, WITH THE ORIGINAL STRUCTURE DIVIDED INTO THREE DWELLINGS IN THE 1900'S.**

The generously proportioned accommodation spans all three floors, with natural light flowing through the rooms, whilst exuding the charm and character one expects in a property of such age. The balance of period features and contemporary design is perfectly executed with the current owners presenting this historic property in a manner that would befitting many generations that have previously occupied this home.

Externally however is the real surprise. The rear aspect of the home not only spans approximately 145 feet in length, but comprises a detached triple garage and off street parking for multiple vehicles, all access via a vehicle lane and secure gate. Furthermore and as part of the garage structure, a home office or gym can be found with 'French Doors' opening to the rear garden. The garden itself is extensive in nature, but landscaped to offer distinct areas to enjoy. Large areas of lawn complimented by attractive borders of mature plants, trees and shrubs lead to the rear of the garden. An enclosed and private area that has been designed for outside entertaining which currently comprises an outside kitchen, hot tub and a vast decked area.

Internally you enter via a small courtyard garden and double doors into the most impressive of hallways. Grand in nature, with a pair of what is believed to be original pillars providing the perfect entrance and a small glimpse of what is to come. From the hallway, wrap around stairs lead to the first floor and with doors leading to the utility room and reception room. The utility room, formally the kitchen at the point of conversion, now offers the practical space for this family home.

It is however the reception room which is the main focal point and what is believed to be the original reception room of what would have been the manor house back in the 1800's. This room is truly a family room in every sense, a large open space, tall ceilings and more than enough space to comfortably fit the dining area and lounge. A wood burning stove sits centrally within the room and provides the 'cosy' nature during the winter months, whilst large windows and beautiful shutters allow for natural light to fill the room - an exceptional space. From the reception room, the kitchen can be found, positioned to the rear of the property and with direct access via three pairs of 'French' doors leading to the rear garden. The kitchen comprises numerous built in units and generous work surfaces over, including a breakfast bar with seating under.









To the first floor can be found two of the five bedrooms and the first of the two bathrooms. However our favourite room of this floor is the landing. Enjoying a stunning level of sunlight and with open staircases leading from the ground floor and then continuing to the first floor, this space is far from a traditional landing. It is therefore no surprise to see the current owners have enjoyed this area as a perfect reading area with fitted bookcases set under the staircase. All five bedrooms are impressive double bedrooms, however the principle bedroom is of course, the most impressive of all, with generous room proportions and with a large number of fitted wardrobes. The second bedroom, like the principle room sits to the rear of the property enjoying views of the gardens and also features a feature fireplace. The family bathroom comprises a four piece white bathroom suite with separate shower enclosure and freestanding, roll top bath.

Appointed to the second and top floor can be found three further double bedrooms and the second bathroom. Again in keeping with the first two bedrooms, all three are double in nature, with the two largest rooms on this floor set to the rear of the property. Currently both of these rooms are set as home office's and hobby rooms and only showcases the extent of accommodation on offer. The second bathroom is currently a work in progress and most likely will be a room that a buyer will need to take on and finish. However it does provide the opportunity for a buyer to stamp their own mark on, not only this room, but, like many other previous occupiers, add their own personality to what has been a wonderful home over many years.

Found to the entrance of Keynsham as you enter via Bath, the property can be found only a short walk to the busy High Street, packed full of independent shops, cafe's and restaurants. This is a conveniently located family home, with popular choices for nursery, pre-school, primary school and secondary school all within walking distance of the property. For those buyers looking for an easy commute into either Bristol or Bath, 8 minute train services can be taken from the train station in Keynsham. Good bus links and park and rides are also available for both cities.

HOMES LIKE THIS ARE FEW AND FAR BETWEEN AND GIVEN ITS CONVENIENT POSITION DIRECTLY BETWEEN BATH & BRISTOL, WE FORESEE MANY BUYERS, NOT ONLY LOOKING IN KEYNSHAM BUT THOSE CONSIDERING THE OUTSKIRTS OF THESE TWO BUSTLING CITIES, YET SEEKING A CERTAIN HOME, ONE THAT ANYONE WOULD BE PROUD TO OWN.





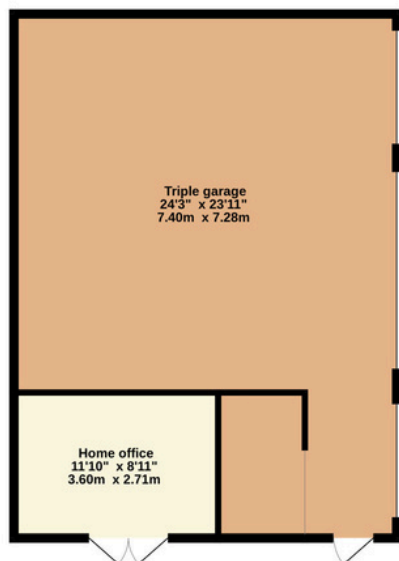




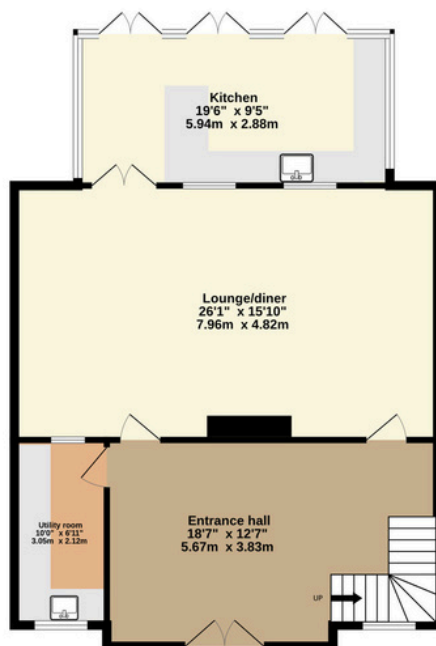




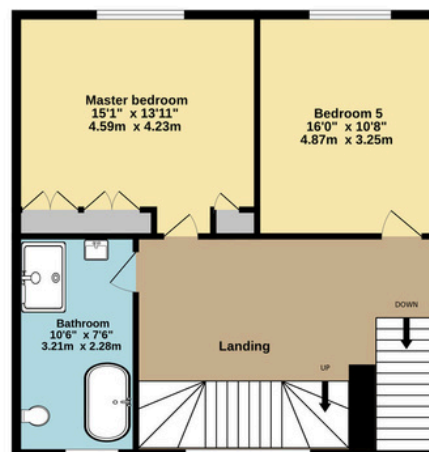
Outbuilding  
782 sq.ft. (72.7 sq.m.) approx.



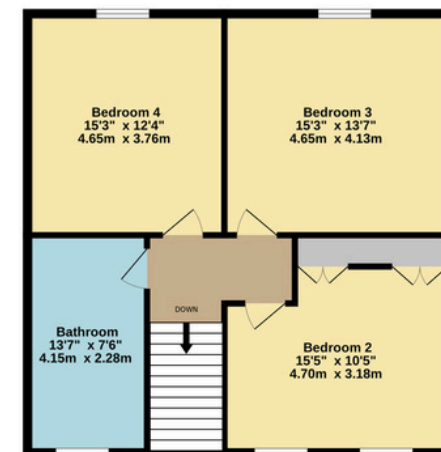
Ground Floor  
922 sq.ft. (85.7 sq.m.) approx.



1st Floor  
717 sq.ft. (66.6 sq.m.) approx.



2nd Floor  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 3148 sq.ft. (292.4 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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