



15 AESOP DRIVE  
KEYNSHAM  
BRISTOL  
BS31 2GP  
£445,000

← NOS. 115 ODDS



**Offered to the market for the first time since its build in 2019, we are pleased to offer for sale this commanding, detached residence. Exuding kerb appeal, this stone fronted family home occupies a commanding plot fronting beautiful, open countryside.**

**Internally the property is presented to an exemplary standard with spacious accommodation found over both floors. Externally the property has been enhanced, none more so than with the introduction of an impressive home office, found away from the accommodation and positioned in the garden, providing a separate entity for any buyer looking to work from home.**

**A secure, detached garage and a block paved driveway provides off street parking for several vehicles. A practical wooden pergola with tiled roof provides a covered entrance to the rear of the property. The garden has been landscaped and offers an easy maintenance area to enjoy. Laid to artificial lawn and with an extended patio area with pergola over, this enclosed garden is the perfect place to enjoy the afternoon and evening sun.**

**Internally the central hallway provides a lovely entrance with stairs leading to the first floor and with doors to both the lounge and the kitchen/diner. Both of these rooms are bathed in natural light due to the dual aspect windows and doors, The lounge is positioned with views and direct access, via 'French doors' to the garden. Like the lounge, the kitchen / diner spans the length of the property and benefits an abundance of natural light. The kitchen comprises numerous built in wall and base units and with the inclusion of a breakfast bar, a large expanse of work surfaces. A handy utility room and cloakroom complete the ground floor accommodation.**

**To the first floor can be found three bedrooms, all of generous proportions. The principle bedroom is large in nature with dual aspect windows taking in the views of the surrounding countryside. An en-suite shower room can be found to the main bedroom, providing further bathroom facilities in addition the main family bathroom positioned from the landing. Both the bathroom and en-suite comprise modern, three piece white suites. Furthermore the property includes good storage options with fitted storage to both the landing and the dining area.**

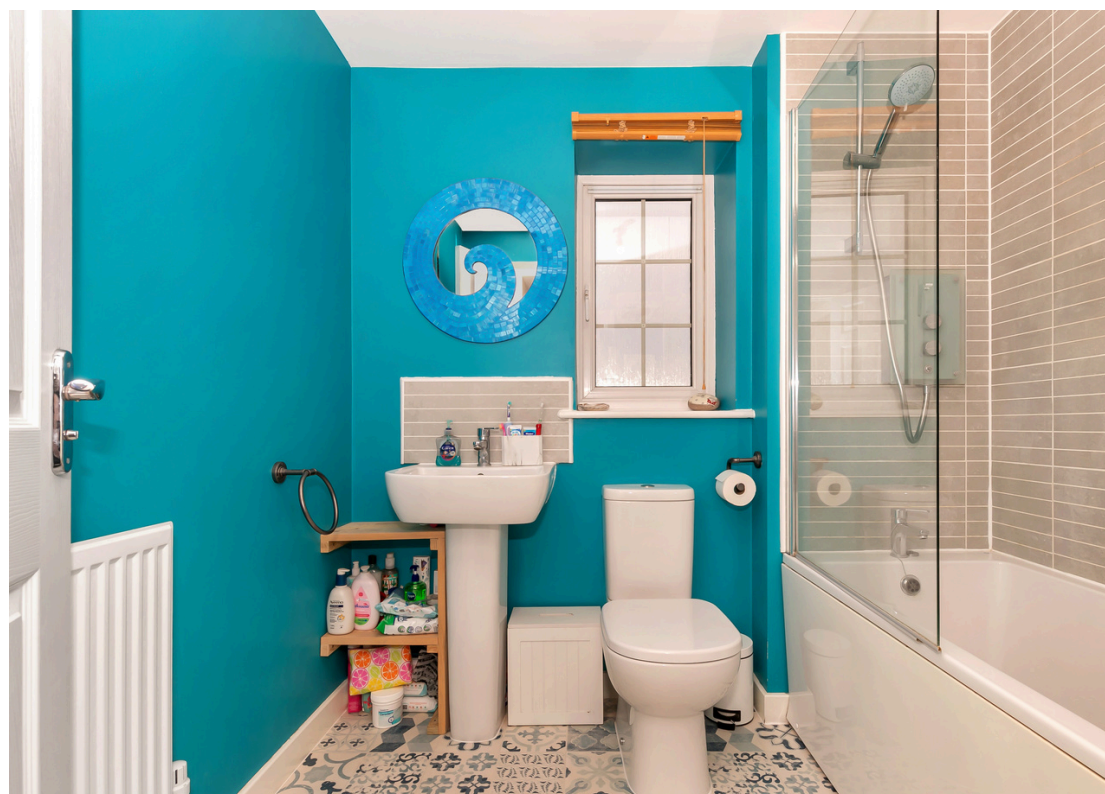
**The property is positioned to the outskirts of Keynsham, with lovely open countryside walks available only a stones throw from the property. The High Street and Train Station can be accessed only a short stroll or bus journey away, where numerous independent shops and cafes are available. For families highly regarded primary and secondary schools can be found locally. A lovely family home and one worthy of an early internal viewing.**





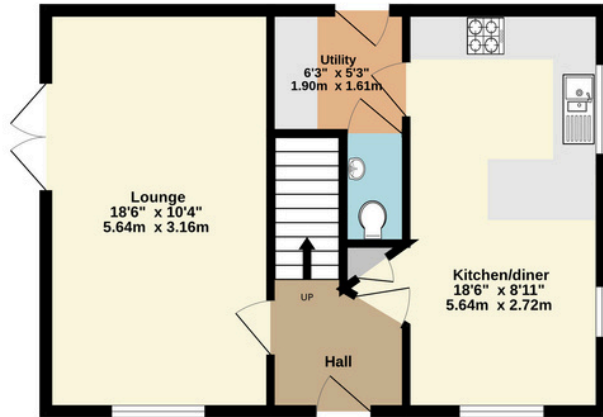
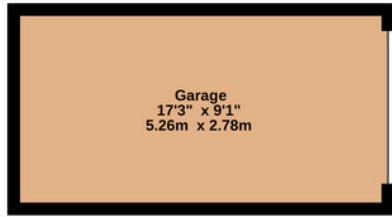








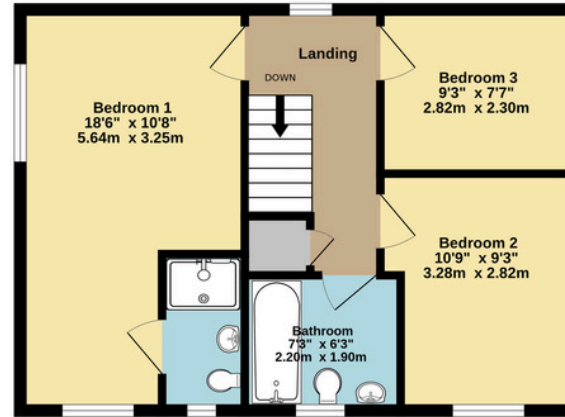
Ground Floor  
636 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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1st Floor  
476 sq.ft. (44.3 sq.m.) approx.



#### Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 15, Aesop Drive<br>Keynsham<br>BRISTOL<br>BS31 2GP | Energy rating<br><b>B</b> | Valid until: 13 March 2029<br>Certificate number: 8961-7337-6590-6384-3992 |
|--|---------------------------|--|

|                  |                  |
|------------------|------------------|
| Property type    | Detached house   |
| Total floor area | 91 square metres |

#### Rules on letting this property

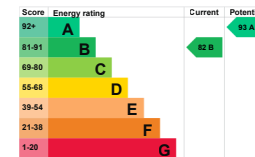
Properties can be let if they have an energy rating from A to E.

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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