



1 HIGHFIELD ROAD
KEYNSHAM
BRISTOL
BS31 1JG
OFFERS OVER £595,000

G
GREGORYS
ESTATE AGENTS
FOR SALE
0117 986 6644
@WEDDPROPERTY

A SUBSTANTIAL AND TRULY IMPRESSIVE DETACHED BUNGALOW, POSITIONED WITHIN ONE OF KEYNSHAM'S PREMIER CUL-DE-SAC'S AND OFFERED FOR SALE WITH NO ONWARD CHAIN. THE SPACIOUS ACCOMMODATION SPANS TWO FLOORS, WITH A DORMER LOFT CONVERSION BEING COMPLETED MANY YEARS AGO, AND ADDING TO WHAT WOULD HAVE ALREADY BEEN A SIZEABLE GROUND FLOOR.



Sit within a generous plot, the property boasts two, block paved driveways. The larger of the two offers off street parking for 3/4 vehicles with pedestrian access to the entrance door and with a side gate leading to the rear garden. The second driveway is gated and provides further parking, perhaps for a motorhome and leads to a single garage. To the rear of the property a private rear garden can be enjoyed,

Internally the property is entered via the front door into a welcoming hallway, which provides access to all ground floor rooms and with stairs leading to the second floor. To the rear of the property a large kitchen / diner comprises numerous built in fitted units with views and direct access to the rear garden. The lounge can be found adjacent to the kitchen and again offers direct access to the garden via double glazed 'French' doors. Both of these rooms are light in nature via the dual aspect double glazed windows, The second formal reception room, the sitting room, again impresses in proportion and offers views to the front aspect via a lovely double glazed bay window. Two additional rooms to the ground floor have been used for a variety of purposes over the years, most recently has two home offices. A side lean to and a ground floor shower room complete the ground floor accommodation.

To the first floor can be found two further double bedrooms with an en-suite shower room found to one of the bedrooms An abundance of storage can be found to both floors, with the first floor in particularly offering extensive eves storage. Furthermore the property is double glazed and gas central heated.

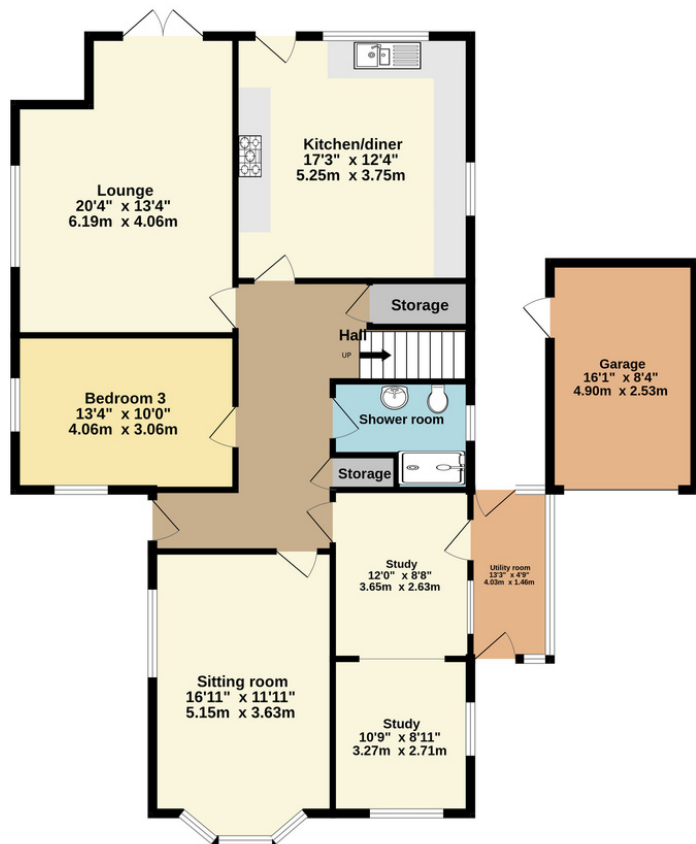
Highfield Road is a lovely cul-de-sac, comprising many similar properties. Quiet in nature but yet offering a short drive to Keynsham High Street where many independent shops and cafes can be found. Many open green spaces can be found only a short walk away, namely Manor Road playing fields or the stunning countryside walks via Chewton Keynsham and beyond.



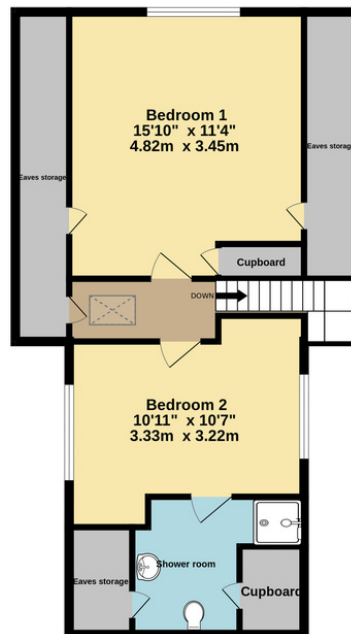




Ground Floor
1349 sq.ft. (125.3 sq.m.) approx.



1st Floor
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 2079sq.ft. (193.1 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)

1 Highfield Road Keynsham BRISTOL BS31 1JG	Energy rating D	Valid until: 26 September 2032
		Certificate number: 5000-6733-0022-0220-3123

Property type: Detached house
Total floor area: 156 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 D. It has the potential to be B.

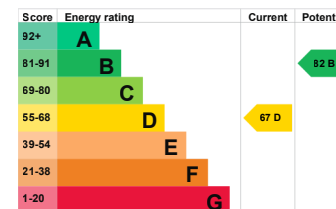
[See how to improve this property's energy efficiency.](#)

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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