Eveleighs

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2 Chewton Place Chewton Road, Bristol, BS31 2SX

£1,250,000

Nestled on Chewton Road in the charming town of Keynsham, Bristol, this exquisite detached family home offers a perfect blend of modern living and serene countryside views. Constructed in 2017 by the esteemed Woodstock Homes, this executive property is part of a select development of just four premium homes, accessed through two sets of secure electric gates, ensuring both privacy and peace of mind.

Upon entering, you are greeted by a spacious and light-filled interior, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning kitchen/family room, which seamlessly opens onto the beautifully landscaped south-facing rear garden. This outdoor oasis is perfect for gatherings, complete with an outdoor kitchen, hot tub, and comfortable seating areas, making it an ideal space for both family and friends.

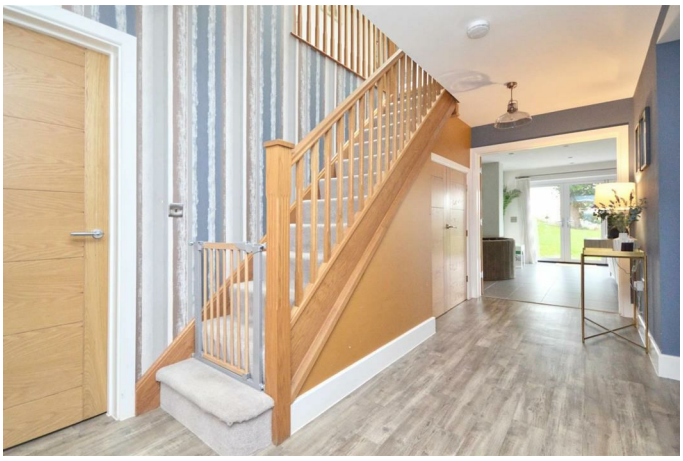
The property boasts four well-proportioned bedrooms, two of which benefit from en suite facilities. The master bedroom features a delightful Juliette balcony, offering picturesque views across the open countryside. A family bathroom serves the remaining bedrooms, ensuring convenience for all.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

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Entrance via front door with double glazed side panels into

Hallway



Karndean wood effect flooring, stairs rising to first floor landing, storage cupboard housing underfloor heating manifold, double doors to kitchen/family room, doors to

Downstairs W/C



Karndean wood effect flooring, Villeroy and Bosch suite comprising concealed cistern w/c, wall mounted wash hand basin with chrome mixer taps over, part tiled walls, inset spots, extractor.

Utility Room

9'6" x 7'1" (2.92 x 2.16)



uPVC double glazed pedestrian door to side aspect, tiled flooring, a range of wall and floor units with quartz worksurfaces over, Rangemaster sink with chrome mixer taps over, tiled splash backs, under unit lighting, space and plumbing for tumble drier and washing machine, light and extractor.

Study

9'1" x 11'2" (2.77 x 3.42)



uPVC double glazed windows to front aspect, Karndean wood effect flooring.

Sitting Room
13'1" x 11'10" (4.01 x 3.61)



uPVC double glazed windows to front aspect, wood effect Karndean flooring.

Open Plan Kitchen/Family Room
14'11" x 32'3" (4.55 x 9.84)



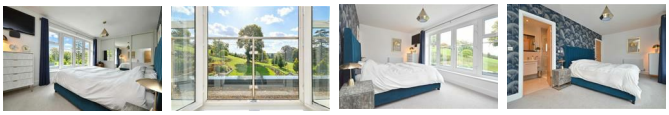
uPVC double glazed windows overlooking rear garden, double doors and bi-folding doors opening to patio and rear garden enjoying stunning views, tiled flooring, a range of modern wall and floor units with quartz worksurfaces over, tiled splash backs, under unit lighting, 1 1/4 bowl stainless steel sink with mixer tap over, Hotpoint induction hob with contemporary extractor hood with light over, AEG appliances including oven, grill and microwave, integrated full sized fridge and freezer, Zanussi integrated dishwasher, central island with quartz worksurfaces, space for barstools and further pan drawers, a good range of inset spotlights, space for dining table, opening to family room, Contura stand alone wood burner.

First Floor Landing



Lantern roof, contemporary wall mounted radiator, airing cupboard housing pressurised water system, doors to

Master Bedroom
9'10" x 19'8" (3.00 x 6.00)



uPVC double glazed doors with matching side panels opening onto Juliette balcony, double radiator, part mirror fronted wardrobes with hanging rail and shelving, door to

En Suite
6'5" x 11'2" (1.96 x 3.41)



Villeroy and Bosh suite comprising concealed cistern w/c, wash hand basin with chrome mixer tap over and storage beneath, panelled bath, fully tiled shower cubicle with fixed glazed shower screen and mains rainfall shower with separate attachment over, Karndean tile effect flooring, chrome heated towel rail, part tiled walls, inset spots, extractor.

Bedroom Two
11'0" x 11'11" (3.36 x 3.65)



uPVC double glazed window to rear aspect enjoying the beautiful views, single radiator, built in wardrobes with hanging rail and shelving, door to

En Suite Shower Room



Karndean tile effect flooring, part tiled walls, Villeroy and Bosh suite comprising concealed cistern w/c, wall mounted wash hand basin with mixer taps over, chrome heated towel rail, full tiled shower cubicle with sliding glazed door and mains rainfall shower with separate attachment over, inset spots, extractor.

Bedroom Three

12'2" x 11'3" (3.72 x 3.44)



uPVC double glazed window to front aspect, double radiator, part mirror fronted wardrobes with hanging rail and shelving.

Bedroom Four

12'10" x 11'11" (3.92 x 3.65)



uPVC double glazed window to front aspect, single radiator, part mirror fronted wardrobes with hanging rail and shelving.

Family Bathroom

6'3" x 8'2" (1.91 x 2.49)



Obscured uPVC double glazed window to front aspect, Villeroy and Boch suite comprising concealed cistern w/c, wash hand basin with mixer tap over and storage beneath, panelled bath with part fixed glazed and hinged shower screen with mains shower over, bath area is fully tiled, remainder of bathroom is part tiled, chrome heated towel rail, inset spots, extractor.

Outside

The front of the property is laid mainly to block paving providing ample off street parking and access to the double garage, there are planted borders containing a

mixture of established shrubs. The rear garden is accessed on both sides via wooden gates onto a good sized Indian slate patio ideal for al fresco dining and enjoying the stunning views. The garden also has an outdoor kitchen with Tiffany Quartz worksurfaces, fridge, storage cupboards and a seating area with underlighting. A hot tub is also included in the sale with raised rendered wall planters with fragrant lavenders with further planting and an up lit water feature with further seating area and contemporary planted raised borders. There is an overhang pergola with lights. The remainder of the garden is laid mainly to a level lawn with a mulched area which currently houses a children's playhouse. The rear garden is enclosed by wrought iron rail fencing and featheredge fencing.

Detached Double Garage
18'0" x 17'4" (5.49 x 5.29)
uPVC pedestrian door to side aspect, double up and over door, power and light is connected.

Directions
Sat Nav BS31 2SX

Floor Plan



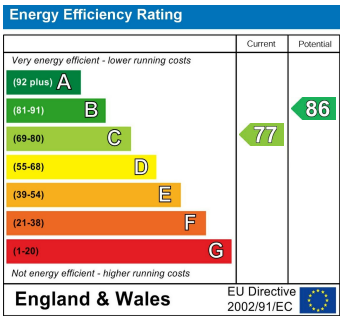
Total area: approx. 206.0 sq. metres (2217.8 sq. feet)

2 Chewton Place

Area Map



Energy Efficiency Graph



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