

Cherwell Road, Keynsham, Bristol, BS31

Approximate Area = 2603 sq ft / 241.8 sq m
Garage = 493 sq ft / 45.8 sq m
Annexe = 871 sq ft / 80.9 sq m
Total = 3967 sq ft / 368.5 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1537165

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Resga House 10a Cherwell Road, Keynsham, BS31 1QT



Guide Price £925,000

A beautifully presented individual split level detached house with a large self contained apartment and double garage.

▪ Hugely versatile individual home finished to a very high standard. ▪ Overall 326 sqm (3500 sqft), arranged as 5 bed house and self contained 2 bed apartment. ▪ Well situated in a cul de sac close to Wellsway and Chandag schools. ▪ Ideal for multi generational living or to derive a useful income. ▪ Two large reception rooms. ▪ High specification open plan kitchen, living and dining area and separate utility room. ▪ 5 bedrooms, main bedroom with large ensuite shower room. ▪ Family bathroom and two further shower rooms. ▪ Large double garage and driveway parking. ▪ Attractive landscaped west facing rear garden.

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RICS

Resga House 10a Cherwell Road, Keynsham, BS31 1QT

Resga House is a large individual detached residence originally constructed around 40 years ago which has been the subject of a sympathetic extension and high quality refurbishment creating beautifully presented and highly versatile accommodation extending to 3500 sqft overall.

Ideally suited for family or multi generational living, the house is split level offering two large reception rooms and an impressive open plan kitchen, living and dining area opening onto the rear garden and furnished to a luxurious standard with quality built in appliances and a separate utility room. There are five bedrooms in total with the option of using one or more as home office space. The main bedroom spanning an impressive 27ft x 10ft, includes a large well appointed en-suite shower room. The other bedrooms are served by three separate shower rooms.

A feature of the property is a large apartment which is self contained with its own entrance, and comprises a living room with kitchen, 2 double bedrooms and a shower room.

On the outside, the property is discreetly set back in the corner of the cul-de-sac with a useful amount of driveway parking at the front which leads to an integral double garage and store.

Cherwell Road is a popular cu-de-sac close to neighbourhood shops in Chandag Road including a pharmacy and Morrisons Daily Convenience Store and adjacent to the campus of Chandag Infant School and Wellsway Academy. Keynsham town centre with its variety of shops, park and railway station is 1.5 miles away. Bristol and Bath are just over 7 miles with good public transport links.

In all, a rare opportunity to acquire such a well finished, extensive and well situated property. Early viewing is recommended.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH
Connecting door providing internal access to garage. Inner door and glazed side screen to hall.

HALLWAY 4.1m x 1.9m (13'5" x 6'2")
Electric radiator, two double built in storage cupboards/wardrobes, stairs rising to upper level.

FAMILY ROOM/CINEMA ROOM 5.8m x 4.6m (19'0" x 15'1")
Obscured double-glazed window to side aspect.

BEDROOM 3.2m x 3m (10'5" x 9'10")
Double-glazed window to front aspect, electric radiator.

BEDROOM 3m x 2.4m (9'10" x 7'10")
Double-glazed window to front aspect, electric radiator.

SHOWER ROOM 2m x 1.5m (6'6" x 4'11")
White suite comprising wash hand basin with mixer tap, low level WC and oversized walk-in shower cubicle with dual head shower off mains supply. Extractor fan, tiled splashbacks to all wet areas.

HALF LANDING
Stairs rising to the first floor.

KITCHEN/LIVING AREA 9.5m x 3.5m narrowing to 2.7m (31'2" x 11'5" narrowing to 8'10")
Double-glazed window to rear aspect overlooking the garden. High quality bespoke kitchen comprising range of soft close wall and base units with granite work surfaces, inset stainless steel sink with mixer tap, range of integrated Neff appliances including 'Slide and Hide' electric oven, steam oven with warming drawer, five ring gas hob, down draft extractor, pull out drawer dishwasher and space, plumbing and power supply for American style fridge/freezer. Walk-in pantry with shelving, lighting and power. Breakfast bar, granite window sill and splashbacks. Living area providing ample space for sofas, feature inset gas fire with shelving and cupboard to chimney recess.

DINING ROOM 4.5m x 3.1m (14'9" x 10'2")
Double-glazed sliding door to side aspect overlooking rear garden.

UTILITY ROOM 3.5m x 2.2m (11'5" x 7'2")
Double-glazed window to rear aspect overlooking the garden, obscured double-glazed door to rear aspect. Fitted matching wall and base units with Quartz work surfaces, inset Belfast sink with mixer tap, large storage cupboard with space and plumbing for washing machine and tumble dryer, Quartz window sill and splashbacks. Further built-in storage cupboard housing hot water cylinder, door leading to shower room.

SHOWER ROOM 2.3m x 1.2m (7'6" x 3'11")
Obscured double-glazed window to side aspect, white suite comprising vanity unit housing wash hand basin with mixer tap and concealed cistern WC. Oversized walk-in shower cubicle with shower off mains supply. Extractor fan, splashbacks to all wet areas.

FIRST FLOOR

LANDING 1.8m x 0.9m (5'10" x 2'11")
Stairs rising to upper floor, glazed double doors leading to living room.

LIVING ROOM 8m x 4.8m (max) (26'2" x 15'8" (max))
Double-glazed windows to front aspect, double-glazed French doors. Feature woodburning stove with tiled surround.

UPPER FLOOR

LANDING 5.4m x 0.9m (17'8" x 2'11")
Access to loft via hatch.

MAIN BEDROOM 8.5m x 3.1m (including en-suite) (27'10" x 10'2" (including en-suite))
Double-glazed window to side aspect.

EN-SUITE SHOWER ROOM 3.4m x 2.1m (11'1" x 6'10")
Luxurious four piece suite comprising freestanding wash hand basin with mixer tap, oversized walk-in shower cubicle with dual head shower off mains supply, low level WC and bidet. Heated towel rail. Tiled splashbacks to all wet areas.

BEDROOM 3.8m x 3.5m (12'5" x 11'5")
Dual aspect with double-glazed windows to rear and side aspects, built-in double wardrobe, electric radiator.

BEDROOM 2.8m x 2.5m (9'2" x 8'2")
Double-glazed window to rear aspect, built-in triple wardrobe, electric radiator. Built-in cupboard.

BATHROOM 2.5m x 2.5m (8'2" x 8'2")
Obscured double-glazed window to rear aspect, white four piece suite comprising wash hand basin with mixer tap, low level WC, oversized walk-in shower cubicle with shower off mains supply and panelled bath with mixer tap and shower attachment. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

LARGE DOUBLE GARAGE 7.3m x 5.5m (23'11" x 18'0")
Accessed via electrically operated double roller shutter door and pedestrian door leading to entrance hallway. Ceiling height of 2.5m (8.2'), benefitting from power, lighting, walk-in storage cupboard, stainless steel sink, space and plumbing for washing machine and an EV charging point.

REAR GARDEN 10m x 8m (32'9" x 26'2")
The garden has a westerly facing aspect and is enclosed by fencing with a good degree of seclusion, landscaped to ensure easy maintenance. Mainly laid to porcelain tiled patio terraces with pergola seating area, pretty well stocked railway sleeper edged flowerbeds with inset seating, stone chipping area and a block paved storage area.

THE APARTMENT
The apartment is self contained with an entrance door on the ground floor leading to:

ENTRANCE HALLWAY 1.9m x 1m (6'2" x 3'3")
Stairs rising to first floor landing.

FIRST FLOOR

LANDING 3.8m x 2.3m (maximum) (12'5" x 7'6" (maximum))
Obscured double-glazed window to rear aspect, built-in double cupboard with space and plumbing for washing machine, electric radiator.

LIVING AREA 5.4m x 4.2m (17'8" x 13'9")
Double-glazed windows to front aspect, feature woodburning stove, electric radiators, built-in storage cupboard housing meters, opening leading to kitchen.

KITCHEN 2.6m x 2.3m (8'6" x 7'6")
Double-glazed window to front aspect, modern kitchen comprising range of matching wall and base units with contrasting work surfaces, stainless steel sink with mixer tap, integrated electric oven with four ring induction hob with extractor fan above, integrated fridge, freezer and dishwasher.

BEDROOM 4.4m x 3.3m (14'5" x 10'9")
Obscured double-glazed window to rear aspect, electric radiator.

BEDROOM 3.6m x 3.6m (11'9" x 11'9")
Double-glazed window to front aspect, electric radiator.

SHOWER ROOM 2.2m x 1.7m (7'2" x 5'6")
White suite comprising wash hand basin with mixer tap, low level WC and walk-in shower cubicle with dual head shower off mains supply. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FRONT OF PROPERTY
Low maintenance front garden mainly laid to block paving that provides ample parking for the house and apartment, walled boundaries, pathway leading to front door, pathway to rear garden. The apartment has a private patio and bin store area.

TENURE
Freehold. The apartment is presently tenanted and a notice is being served on the tenant to obtain Vacant Possession. We would anticipate the current rental value of the apartment to be circa £1500 per calendar month.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band F for the house and the Apartment is band B, according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local Authority: Bath and North East Somerset Council.
Services: All mains services are connected. There is a 5 Amp lighting circuit and extensive use of ceiling mounted downlighters
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



















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