

LAUREL & WYLDE

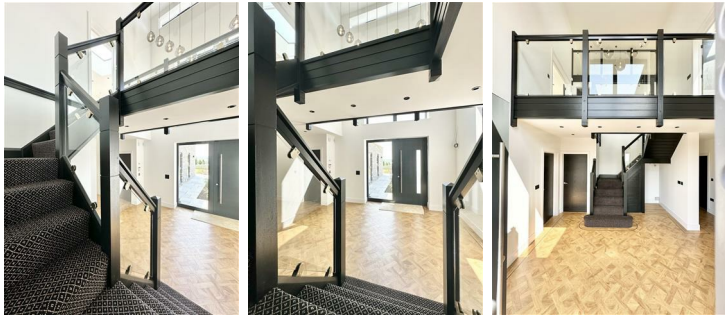
E S T A T E A G E N T S



Valley View Tuttors Hill, Cheddar, Somerset BS27 3JQ £1,700,000

OMG *** OMG *** OMG *** PLEASE CLICK ON THE VIDEO TOUR TAB TO SEE THE MOST AMAZING PROPERTY VIDEO, AND INDEED HOME, WE HAVE EVER SEEN!!!!!! *** ONE OF THE MOST EXCLUSIVE, UNIQUE AND ENVIABLE LOCATIONS IN THE UK *** SITUATED AMONGST PRIVATE, SECLUDED WOODLAND, WITH A REMARKABLE BACKDROP, AND SET ON THE SIDE OF CHEDDAR GORGE *** BREATHTAKING VIEWS ACROSS CHEDDAR OUT TO THE RESERVOIR *** EXTREMELY VAST ACCOMODATION WITH THE MOST BEAUTIFUL SUN TERRACE OFF THE KITCHEN & FAMILY ROOM *** UPSIDE DOWN LIVING WITH 5 BEDROOMS AND 4 BATHROOMS INCLUDING TWO MASTER SUITES WITH DRESSING ROOMS AND EN-SUITE BATHROOMS WITH SHOWERS *** BRIDGE & TERRACE ACROSS TO THE GARAGE AND GYM ROOM / HOME OFFICE *** WONDERFUL GARDENS *** BUILT TO THE HIGHEST SPECIFICATION THROUGHOUT *** 10 YEAR GUARANTEE *** NO ONWARD CHAIN *** BRAND NEW BESPOKE BUILD *** EACH PROPERTY GETS TO CHOOSE HOW MUCH WOODLAND THEY WOULD LIKE WITH THEIR NEW HOME - YOUR OWN PIECE OF CHEDDAR GORGE!!!! *** NO ONWARD CHAIN ***

Entance Hall



Large Reception Room
25'7" x 20'2" (7.8 x 6.15)

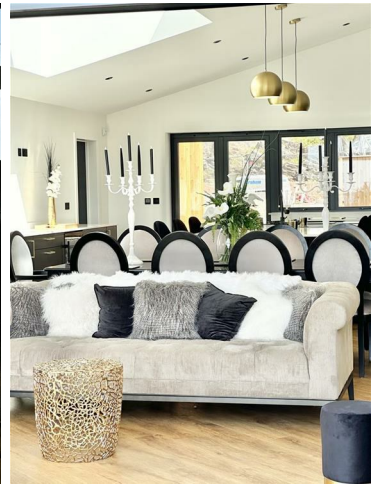
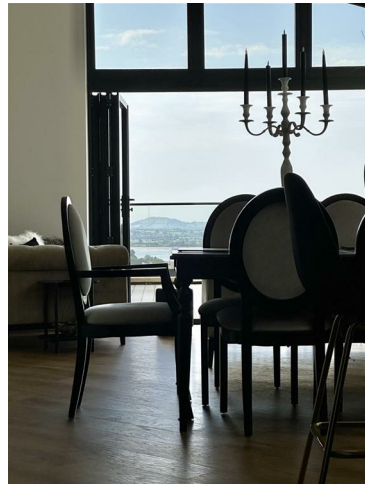


Gallery :anding



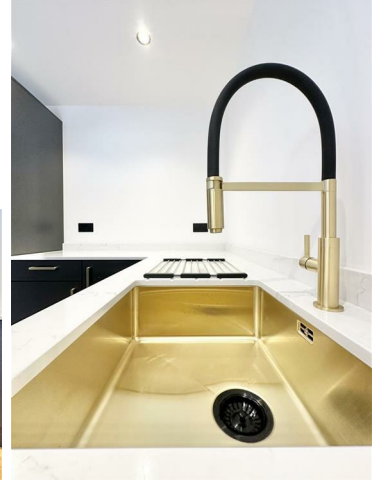
Kitchen / Living & Family Room
33'8" x 21'3" (10.27 x 6.5)







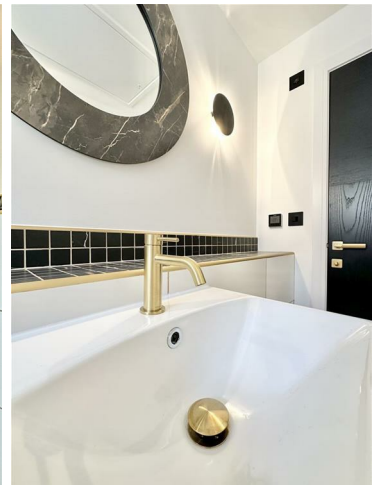
Laundry Room



Cloakroom



View Deck
21'3" x 22'11" (6.5 x 7)



Home Office, Den





Master Suite Bedroom
13'1" x 10'2" (4 x 3.1)



En-Suite



Bedroom Suite Two
22'5" x 20'2" (6.85 x 6.17)

Dressing Room



Dressing Room
9'10" x 9'4" (3 x 2.85)



Bedroom Three
12'4" x 10'1" (3.76 x 3.09)



En-Suite



En-Suite



Bedroom Four
12'6" x 16'0" (3.83 x 4.88)



Bedroom Five
16'0" x 7'3" (4.88 x 2.21)



Plant Room

Garden



Family Bathroom

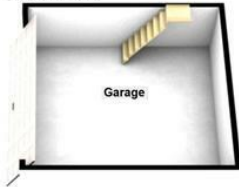


Electric Gate Entry



Garage and Gym

Ground Floor
Approx. 231.6 sq. metres (2492.6 sq. feet)



First Floor
Approx. 246.8 sq. metres (2656.5 sq. feet)



Second Floor
Approx. 15.3 sq. metres (165.1 sq. feet)



Total area: approx. 493.7 sq. metres (5314.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

2 Bath Street, Cheddar, Somerset, BS27 3AA
 Tel: 01934 742966
 enquiries@laurelandwylde.co.uk
 www.laurelandwylde.co.uk

LAUREL & WYLDE
 ESTATE AGENTS