



Eastwood Lodge, Whitecross Road, East Harptree, Bristol, BS40



## Eastwood Lodge, Whitecross Road, East Harptree, Bristol, BS40 6AB

- Detached Lodge House
- Beautifully Presented Throughout
- Large Reception Room
- Kitchen Breakfast Room
- Two Double Bedrooms
- Pretty Cottage Gardens
- Summer House and Shepherds Hut
- Double Garage and Parking
- Countryside Views
- Edge of Village Location



A sympathetically restored period lodge house nestled in open countryside on the edge of the popular village of East Harptree with rural views from every window. This single-storey home is beautifully presented throughout.

The entrance hall is warm and welcoming with stone tiles, and all rooms flow really well from here. The sitting room benefits from four windows all with far reaching views, a cosy period fireplace and bespoke cabinetry to the recesses. The country style kitchen breakfast room is beautifully fitted with an Everhot range cooker, together with fitted appliances and plenty of storage.

There are two double bedrooms leading from the hallway, both with fitted wardrobes. There is a good sized stylish bathroom with bath and shower over. Outside the lovely gardens have lawn areas, borders and mature trees and shrubs as well as areas for alfresco dining, together with a summer house. There is a double garage and parking to the side of the property and a bonus Shepherds Hut too! This home is full of charm and character – please do give us a call to arrange your viewing!

**East Harptree** is located on the Wells side of Chew Valley. In the heart of the village is the Clock Tower which was put up to celebrate Queen Victoria's Diamond Jubilee. The popular village offers a Community Shop, Hairdressers, Village Hall with a thriving Social Club and a Public House. The Church is in the heart of the village, alongside is a footpath that leads to Harptree Coombe.

Harptree Court is within the village and is famous for appearing on The Great British Bake Off!

The village has a well-regarded Primary School, East Harptree Primary School. For Secondary Schooling you have a choice of Chew Valley School.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. There is a regular bus that stops in the village that travels to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.









### ROOM DIMENSIONS

ENTRANCE HALL 5'3" x 28'9"

SITTING/DINING ROOM 24'9" x 9'10"

KITCHEN/BREAKFAST ROOM 10'3" x 22'4"

BEDROOM 10'7" x 12'0"

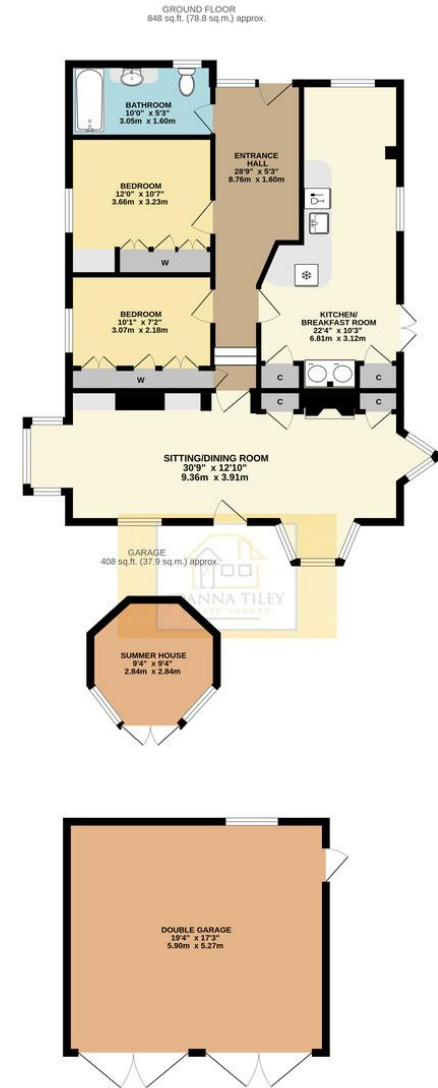
BEDROOM 10'1" x 7'2"

BATHROOM 10'0" x 5'3"

### Outside

DOUBLE GARAGE 19'4" x 17'3"

SUMMER HOUSE 9'4" x 9'4"



TOTAL FLOOR AREA : 1257 sq. ft. (116.7 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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