



3 Richmond Place, East Harptree, Bristol, BS40 6DS

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- Link-Detached Family Home
- Beautifully Presented Throughout
- Sought After Edge of Village Location
- Three Large Bedrooms, One with Ensuite
- Two Reception Rooms
- Large Kitchen/Family/Dining Room
- Cul-de-Sac
- Garden
- Double Garage and Parking
- Countryside Walks



One Careful Owner - Lovely Family Home!

This beautifully presented, link-detached, dressed stone property is set in a small cul-de-sac development in the sought after village of East Harptree.

Entering into the welcoming hallway – the house has a great layout and rooms flow well. The large sitting room sits directly off the hall – it is spacious yet cosy with shuttered windows. Also directly off the hallway is a useful cloaks cupboard, essential downstairs loo and great sized utility/laundry room.

The hub of this house however sits across the back of the house and is beautifully laid out as kitchen, family and dining room with two sets of French doors overlooking the rear garden. The well fitted kitchen has a large central island with plenty of storage and space for casual dining. The current owners utilise the rest of this stunning room as a family space and dining room – from here you can spill out onto the terrace.

Upstairs there are three very large double bedrooms, the principal of which has a smart en-suite shower room. The other two bedrooms share a luxury fitted family bathroom. All bedrooms enjoy village/countryside views.

Outside to the rear is a good size garden mostly laid to lawn together with a terrace. The front of the property is laid to stone pavements with parking for two cars in front of the double garage which has electric doors and which also has pedestrian access to the rear garden.

This handsome home is a real gem in a fantastic village rural location – 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!

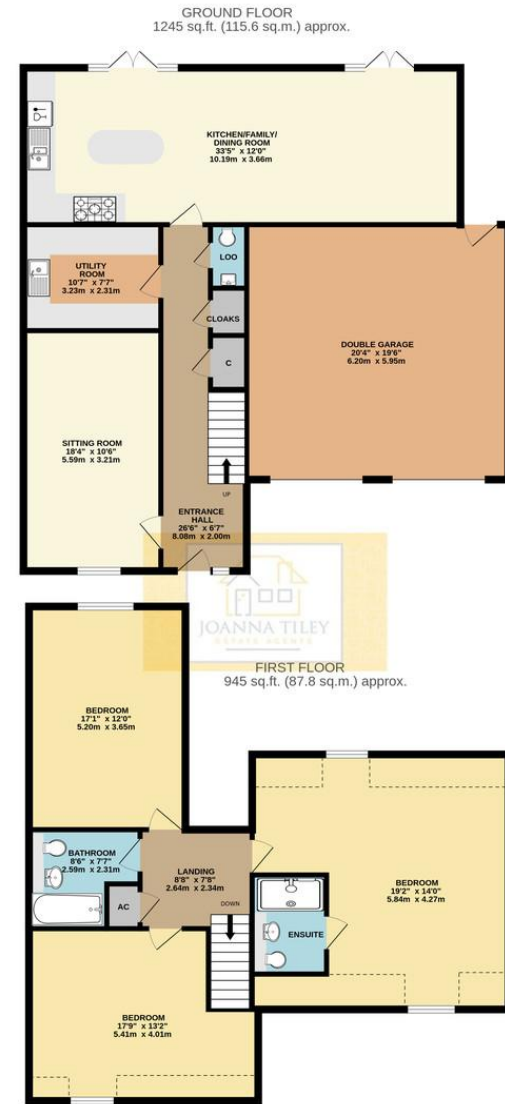
The village has a well-regarded Primary School, East Harptree Primary School. For Secondary Schooling you have a choice of Chew Valley School.

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.





Ground Floor
 ENTRANCE HALL 6'7" x 26'6"
 SITTING ROOM 10'6" x 18'4"
 UTILITY ROOM 10'7" x 7'7"
 KITCHEN/FAMILY/DINING ROOM 33'5" x 12'0"
 LOO 2'9" x 4'10"
 CLOAKS CUPBOARD 3'2" x 3'7"
 First Floor
 LANDING 8'8" x 7'8"
 BEDROOM 19'2" x 14'0"
 ENSUITE 5'3" x 7'8"
 BEDROOM 17'9" x 13'2"
 BEDROOM 12'0" x 17'1"
 BATHROOM 8'6" x 7'7"
 Outside
 DOUBLE GARAGE 20'4" x 19'6"



TOTAL FLOOR AREA : 2190 sq.ft. (203.4 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		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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