



9 Dilly Meadows, West Harptree, BS40 6DR

- Detached Family Home Set in Nearly Half an Acre
- Large Kitchen/Family Room
- Utility Room and W/C
- Principal Bedroom with Ensuite
- Three Further Double Bedrooms
- Contemporary Family Bathroom
- Double Garage and Parking
- Patio with Beautifully Planted Borders
- Expansive Lawn with Mature Fruit Trees
- Lovely Countryside Views



BEAUTIFUL MODERN FAMILY HOME IN THE HEART OF WEST HARPTREE

Located in a sought-after village, this modern detached home offers the perfect blend of style, space, and country living in nearly half an acre of land! A striking double-height entrance hall leads into a generous open-plan kitchen/dining area, flowing into a light-filled family room. Underfloor heating runs throughout, complemented by a wood-burning stove and dual aspect bi-folding doors opening onto the garden on one side and the patio the other. This creates a seamless connection between inside and outside, ideal for entertaining or relaxed alfresco dining.

Upstairs, the principal bedroom features two Juliette balconies and its own ensuite shower room. Three further double bedrooms and a stylish family bathroom complete the first floor, with lovely views over the garden and open fields.

The patio is perfectly positioned to enjoy the surrounding flower borders, while expansive lawned areas offer ample room for play or leisure. There is a double garage and driveway with parking for two vehicles to complete this stylish family home.

ABOUT THE VILLAGE West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a village shop and popular public house. The centre point of the village is the Church of St Mary. The village also has a doctors and dentist surgery, a beauty salon and a village hall, as well as an excellent community sought-after by many.

There is the well-regarded East Harptree Primary School and Nursery nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community. Independent schooling is available nearby with transport available in the village.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells (renowned for being the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and its famous Cathedral. Railway stations at Bristol Temple Meads and Bath Spa provide services to London and connections to the wider national rail network. Access to both the M4 and M5 are within a reasonable distance and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





ROOM DIMENSIONS

Ground Floor

HALL 6'9" x 11'9"

KITCHEN/BREAKFAST/FAMILY ROOM 22'0" x 35'6"

UTILITY ROOM 6'9" x 8'7"

WC 3'5" x 5'1"

DOUBLE GARAGE 20'0" x 21'10"

First Floor

LANDING 13'8" x 20'4"

PRINCIPAL BEDROOM 13'2" x 18'1"

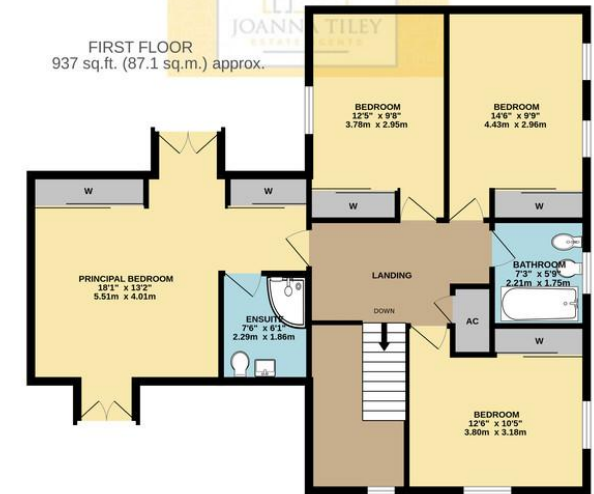
ENSUITE 6'1" x 7'6"

BEDROOM 12'6" x 10'5"

BEDROOM 9'8" x 12'5"

BEDROOM 9'9" x 12'5"

BATHROOM 5'9" x 7'3"



TOTAL FLOOR AREA : 2091 sq.ft. (194.3 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	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com