



White Cross Cottage, Stratford Lane, West Harptree, Bristol, BS40 6HL

- Dressed Stone Cottage
- Stunning Kitchen with Unspoilt Countryside Views
- Two Reception Rooms with Oak Floors
- Open Plan Living Space
- Main Bedroom with Ensuite
- Three Further Bedrooms Sharing Bathroom
- Generous Level Garden
- Bonus Room above the Garage
- Double Garage with Electric Doors
- Parking for Several Cars



STYLISH STONE COTTAGE WITH CHEW VALLEY VIEWS

This impressive dressed stone cottage enjoys breath taking views over the Chew Valley countryside and glimpses of the lake. Full of character, the home features exposed oak beams set in a striking apex ceiling in the sitting room, and a luxury kitchen opening onto a raised deck – perfect for soaking in the scenery.

The bathrooms are finished to an exceptional standard, complementing the four bedrooms.

Outside, the level garden backs onto open countryside it is enclosed with beech hedging which provides stunning autumn colour and offers a true sense of space and privacy. There is a double garage, workshop, and a generous bonus room above – ideal as a games room, studio, or home office.

Viewing is highly recommended to fully appreciate this exceptional home.



Close to West Harptree, the smaller village of Compton Martin lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub!

The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes.

A village Post Office offers a great convenience, with neighbouring Harptree Villages and the village of Ubley providing good schooling. The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via 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

Ground Floor

ENTRANCE HALL 11'6" x 10'6"

HALLWAY 21'7" x 3'3"

BEDROOM 14'7" x 12'5"

WET ROOM 6'5" x 5'9"

BEDROOM 15'9" x 9'3"

BEDROOM 9'0" x 13'2"

WALK-IN-WARDROBE 7'0" x 4'5"

BEDROOM 7'0" x 8'8"

BATHROOM 11'3" x 5'9"

UTILITY 9'9" x 9'0"

W/C 4'0" x 3'9"

First Floor

SITTING ROOM 26'6"

HALL 3'4" x 4'2"

DINING ROOM 12'8" x 13'1"

KITCHEN 16'9" x 13'5"

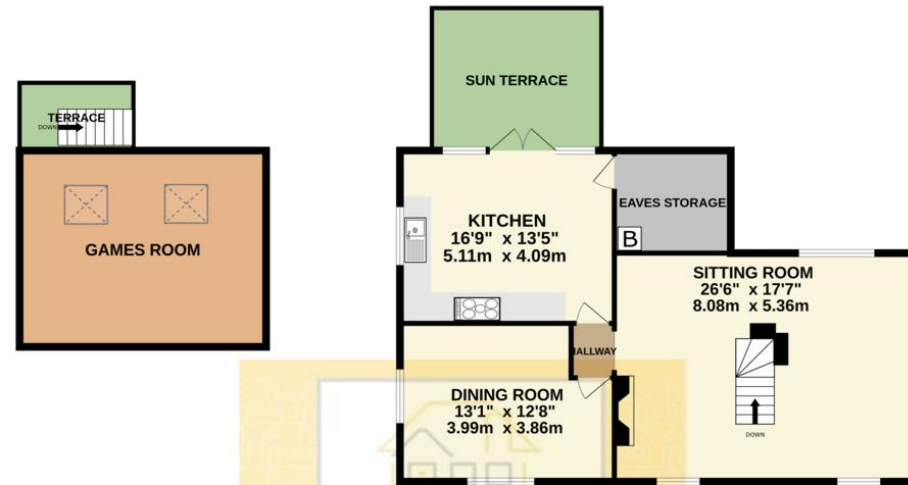
EAVES STORAGE 8'6" x 8'8"

Outside

GARAGE 19' 6" x 18' 6"

GAMES ROOM 18' 5" x 7' 11"

1ST FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 2359 sq.ft. (219.2 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		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		