

hollis
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newhomes

2 Water Street Close, East Harptree, Bristol, BS40 6DW

£630,000

Hollis Morgan | New Homes -2 PLOTS REMAINING | VIEWINGS AVAILABLE A stunning detached 3/4 Bedroom home, in this private development situated in the heart of Chew Valley.

- Bespoke Development
- Family Homes
- Quality fitted Kitchens
- Three Bathrooms
- Open Plan Living
- Lawned Gardens
- Secluded Location
- 10 Year ICW Warranty
- Est Completion Summer 23
- Gas Central heating

The Development

This bespoke development of just eight quality constructed homes are positioned in a private cul de sac located in the ever popular Village of East Harptree with views over Chew Valley Lake. The development comprises five detached and three terraced houses all of which set over two floors with parking and private gardens.

External Specification

Cotswold Stone
Red Roof Tiles
Oak Finish Windows & Doors
Driveway material TBC
Turfed Gardens
Outside Tap

Internal Specification

Full Gas central heating with radiators
Full Height Wall tiles to all Bathrooms & En-Suites
Roca Gap Sanitary ware
Shower Trays with fixed Glass panel or Sliding door
Hansgrohe Taps & Showers
Fitted kitchen with granite worktops and appliances
Fully carpeted or Choice of Floor coverings
Broadband

Prices

House 1 - Reserved
House 2 - £650,000
House 3 - Reserved
House 4 - Reserved
House 5 - Reserved
House 6 - Reserved
House 7 - Reserved
House 8 - Reserved

Location

East Harptree is a thriving community within the Mendip Hills ANOB with a village shop run by local volunteers, a primary school and The Waldegrave, a traditional old pub. In nearby West Harptree are a Spar grocery store, surgeries for doctor and dentist, New Manor Farm shop with butchers, café and children's nursery.

For shopping and facilities, Chew Magna has a variety of cafes, pubs, and small businesses. 6 miles away is the local city of Wells which has much to offer including a Waitrose, farmer's market on Wednesdays and Saturdays, the stunning Wells Cathedral and an independent cinema.

There are reputable schools close by including East Harptree, Bishop Sutton and Chewton Mendip for primary and Chew Valley School or The Blue School and Wells Cathedral Schools in Wells (there is a local pick up bus in the village), Sidcot School (approx. 12 miles) and Millfield School (approx. 15 miles).

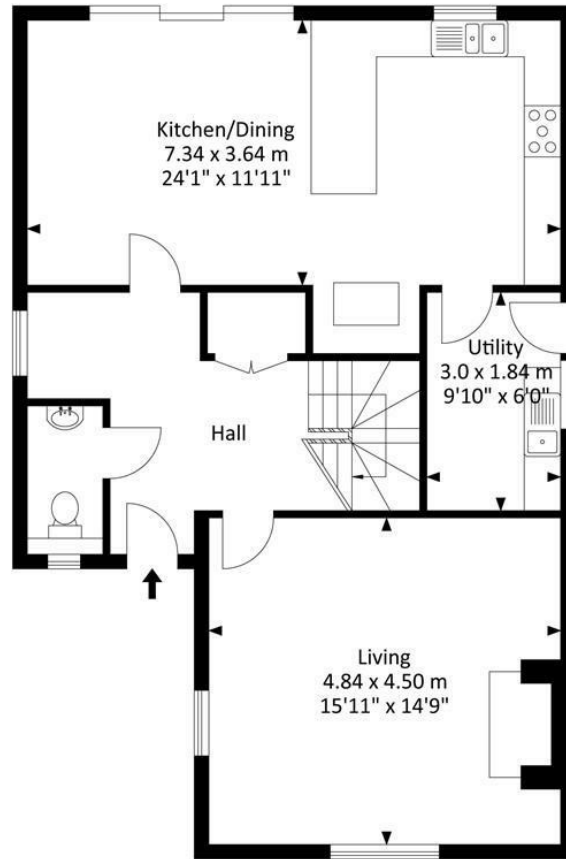
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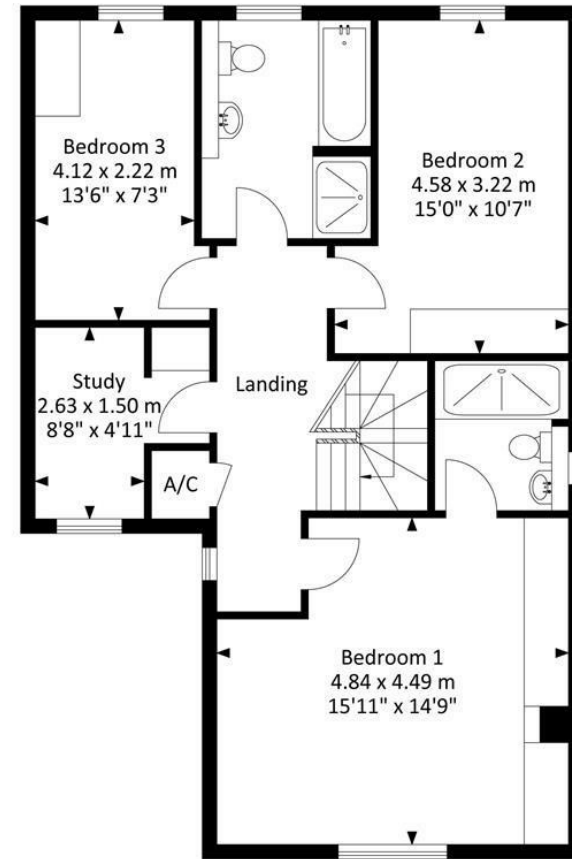


**Plot 4, Water Street,
East Harptree, Bristol, BS40**

Approx. Gross Internal Area
1562.48 Sq.Ft - 145.16 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ.



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