

estate agents **auctioneers**



3 Water Street Close, East Harptree, Chew Valley, BS40 6DW

£610,000

Hollis Morgan | New Homes - FINAL HOME REMAINING - 1 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
- 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

#### 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).

#### Please Note

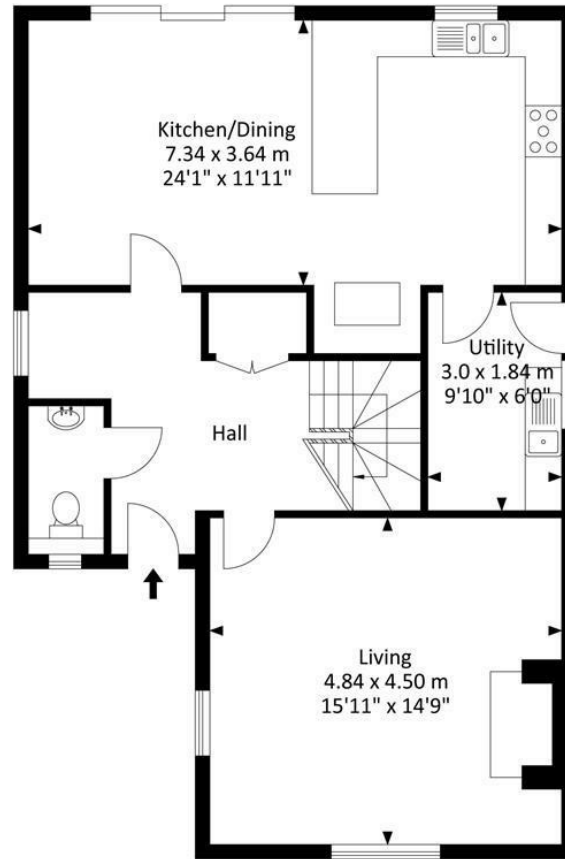
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The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard.

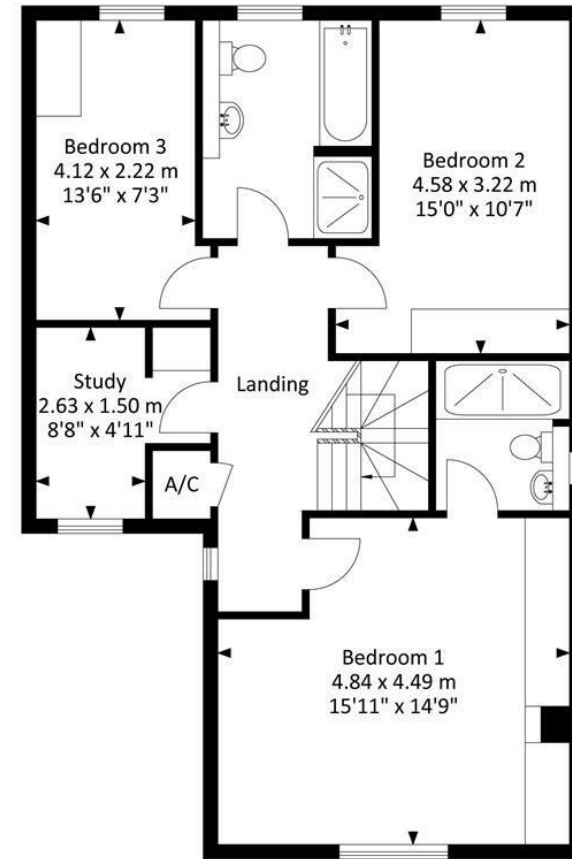


# Plot 4, Water Street, East Harptree, Bristol, BS40

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



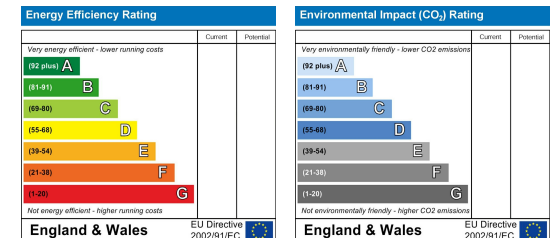
Ground Floor



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.



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