

estate agents **auctioneers**

**hollis**  
**morgan**

3 Water Street Close, East Harptree, Chew Valley, BS40 6DW  
£599,950

Hollis Morgan | New Homes - FINAL HOME REMAINING - 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.

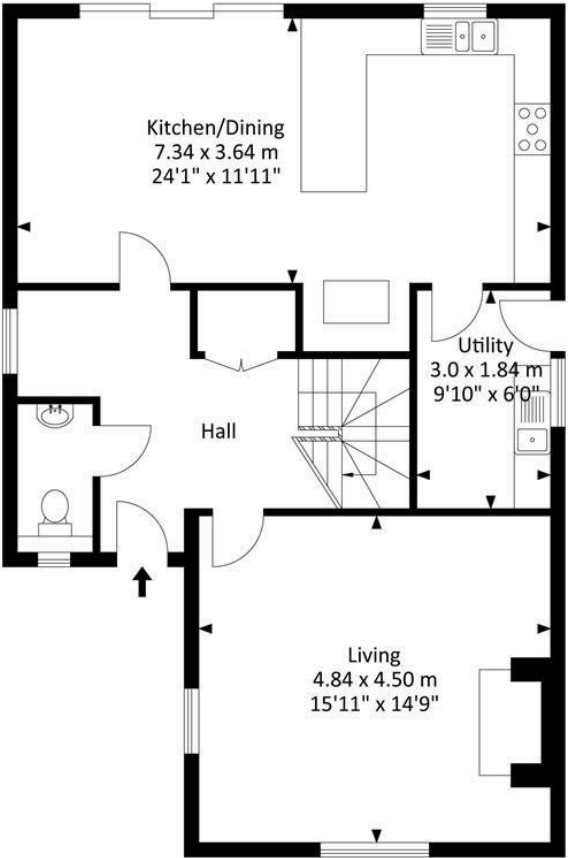
There are reputable schools close by including East Harptree, Bishop Sutton and Chewton Mendip for primary and Chew Valley School or The Blue School and Wells Cathedral Schools in Wells (there is a local pick up bus in the village), Sidcot School (approx. 12 miles ) and Millfield School (approx. 15 miles).

**Please Note**  
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens. Internal images may be for illustrative purposes and the internal appearance is a typical interior to demonstrate the feel & quality of this development.  
The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard.

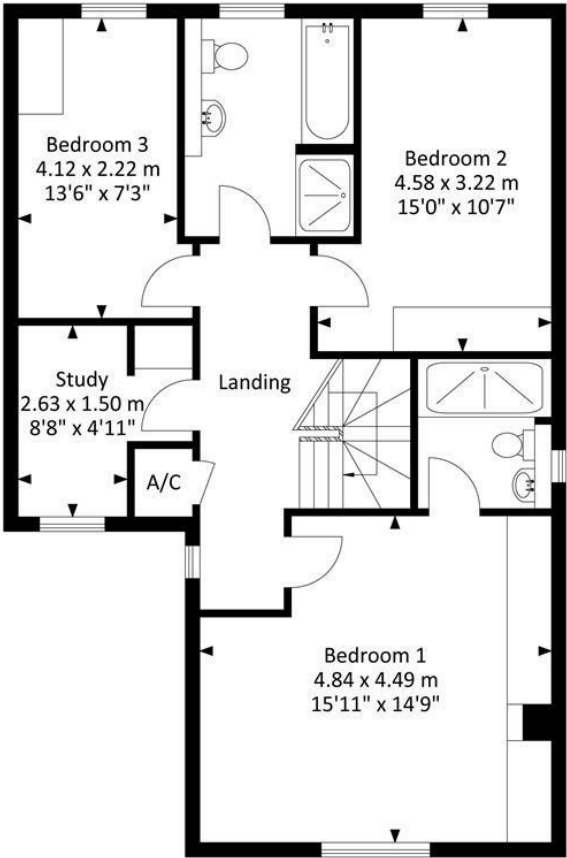


**Plot 4, Water Street,  
East Harptree, Bristol, BS40**

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.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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