



4 Silver Trees

EAST HARPTREE, CHEW VALLEY. BS40 6BE

Mark Manning
The Somerset Prestige Property Expert



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Level living at it's very best. An executive bungalow set on a small development of just 4 homes, featuring a double height apex ceiling over an open plan living area.



*To see video, legal pack and
more information scan QR code*



Set on an exclusive development of just 4 homes, this contemporary 3/4 bedroom bungalow has been built to a very high specification. The large open plan living area has been designed to be the real heart of the home.

Property at a glance

3/4 Bedrooms

2 Bathrooms

1 Open plan living area

Designer kitchen by

Under floor heating

Solar Panels

Log burner

Double height apex ceiling

Driveway parking for multiple vehicles

Integral garage

“For me, the open plan living area exudes quality and is a wonderful place to be.”













The heart of the home is the large open plan living / dining / kitchen area.

This grand space, complete with a double-height apex ceiling, provides a blend of open plan living with plenty of room to breathe.

At one end, the living area boasts a touch of warmth with a Termatech log burner.

In the centre, the dining area captivates with its panoramic view of the patio and gardens through three French doors, forming a seamless full-width glazed wall.

The atmosphere is enhanced by oak laminate flooring covering underfloor heating, creating a snug ambiance in the living area, while the open plan design and double-height ceiling add an air of spaciousness and grandeur.



Explore the culinary space crafted by Valentino in this high-end kitchen.

Enjoy the elegance of the stylish breakfast bar, sleek granite countertops, and seamlessly integrated Bosch appliances, all complemented by the added luxury of a dedicated wine cooler.

Look upon views of the gardens through the inviting French doors or engage in conversations with your loved ones while effortlessly preparing meals.

It's what mealtimes are all about.

Convenience meets functionality with a separate utility room, accessible from the main entrance hall, offering a door to the integral garage for easy access.





The moment you enter the large hallway, quality jumps out at you.

Oak laminate flooring over underfloor heating is illuminated by a bright skylight.

The solid oak internal doors complete the look with their chrome furniture.

Adjacent to the entrance hall, you'll find the cozy snug, a versatile space that can effortlessly serve as a fourth bedroom if desired.

Presently utilised as a home office, it offers flexibility to adapt to your lifestyle needs.

Follow the corridor to discover three inviting bedrooms, with the master suite situated at the far end. Enjoy the luxury of a private en-suite shower room exclusively dedicated to the master bedroom.

Between the master bedroom and the additional bedrooms is a generously sized family bathroom, utilising elegant Villeroy and Boch bathroom furniture.





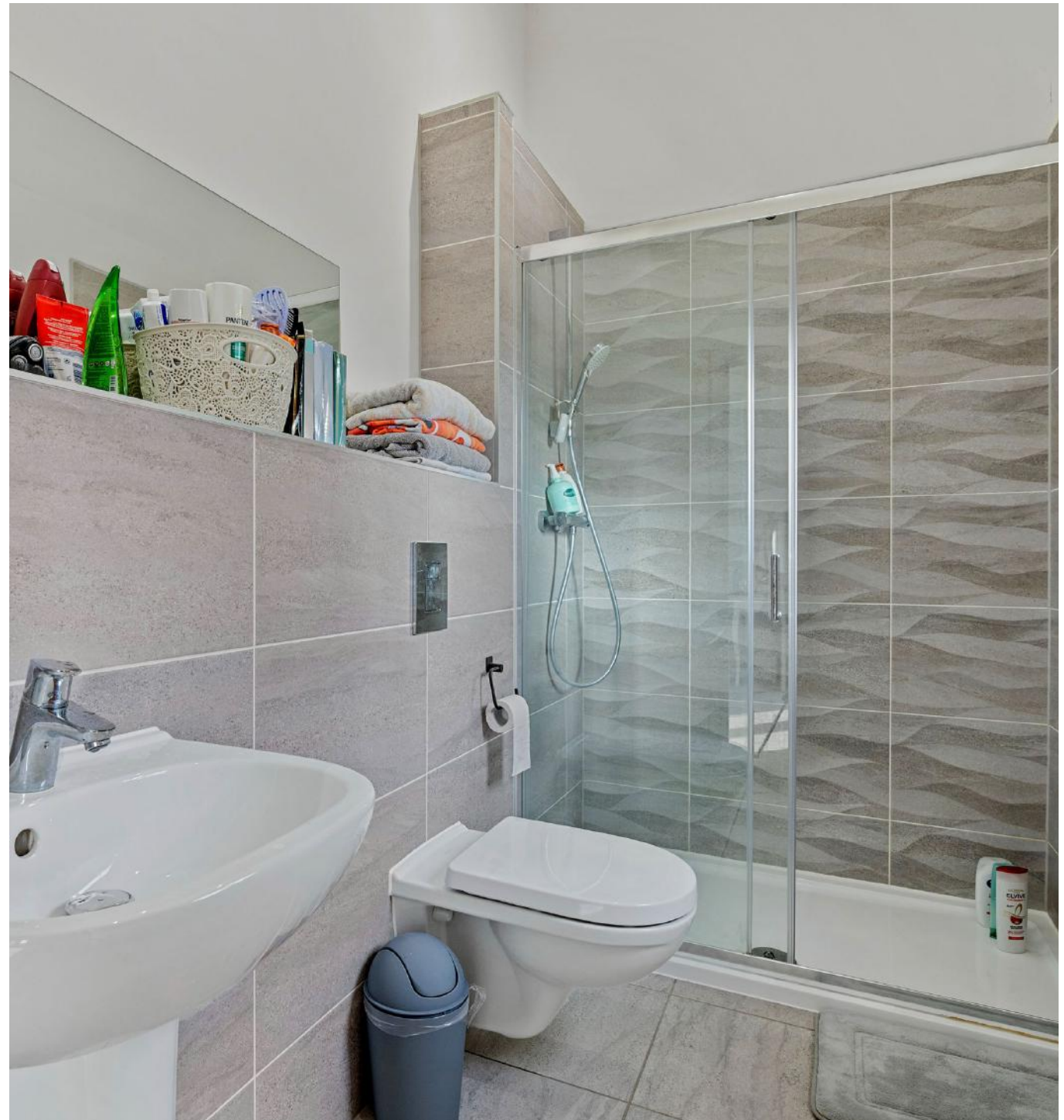
The Seller's view

"We love the huge living area. We've even found space for our piano, which doesn't dominate the room at all."

"The ability to cook while not being separated from family in the living room, makes this open plan home family friendly."

"The master bedroom is our place of tranquility, helped by having our own en-suite shower room."

"We love the location of Silver Trees. A quiet cul-de-sac with friendly neighbours. It's ideally located for easy access to Wells, Bristol and Bath."





The Gardens

The surrounding gardens wrap around the building, predominantly laid to lawn, and highlight a patio area positioned in front of the French doors, offering an inviting outdoor space.

In addition is a thoughtfully designed wildlife pond, accessed securely through a gate, contributing a touch of nature to the property's exterior.

The property also boasts an integrated garage along with ample parking space for several vehicles at the front.





Directions

From the B3114, turn onto the High Street in East Harptree. At the top of the High Street, when you reach the Queen Victoria Diamond Jubilee Clock, turn right onto Church Lane. Follow the road past the primary school and the Waldegrave Arms. After 0.2 miles, Silver Trees is on your right.

Postcode - BS40 6BE

What3Words - metro.dancer.voltages

Services

Mains water, electric, gas central heating.

Tenure

Freehold

Local Authority & Tax Band

Bath and North East Somerset

Tax band - F

Viewing Arrangements

Viewing strictly by appointment with sole agent

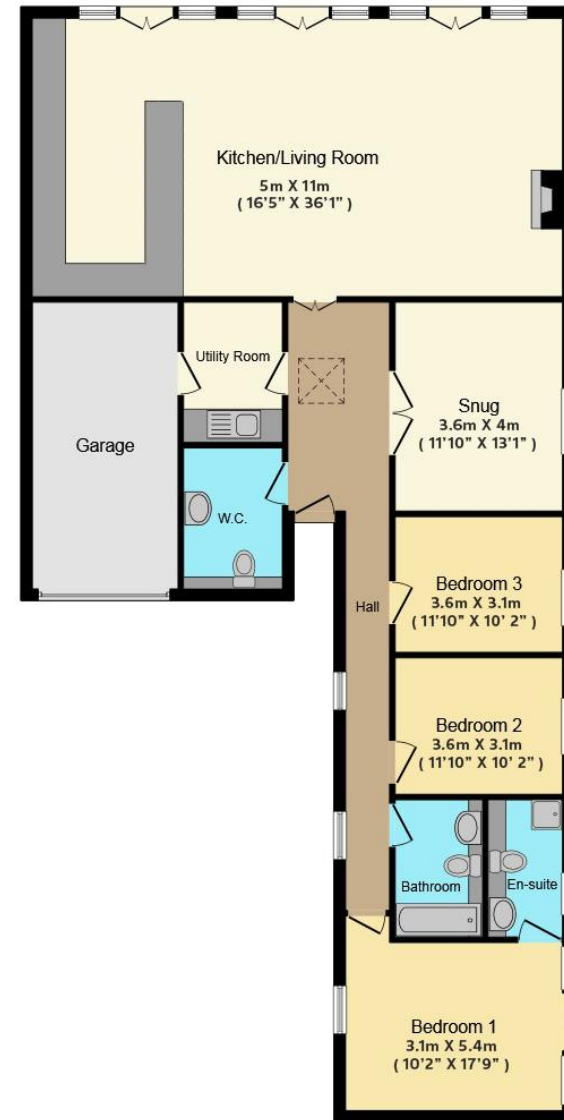
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



About the Area

Chew Valley

The Chew Valley, named after the River Chew, is situated in the northern area of Somerset.

The river Chew was dammed in the 1950s to create the Chew Valley Lake - now the heart of the area. The lake offers countryside walks, sailing and trout fishing and is a haven for wildlife.

Mainly farmland, the area is rural, with small villages across the landscape.

East Harptree is a quiet village, with easy access to Wells, Bristol and Bath. The village sits on the northern slopes of the Mendips overlooking the Chew Valley.

It boasts a primary school, community shop, a pub and the East Harptree Playing Fields which is also home to the local cricket team.

Amenties/Distances

East Harptree Primary School 0.2 miles

Chew Valley School 5 miles

Wells Cathedral School 7.5 miles

Railway Station (Bristol Temple Meads) 16.5 miles

Motorway links (M5) 16 miles

Airport (Bristol) 9 miles

Hospital (Paulton Memorial Hospital) 8.5 miles



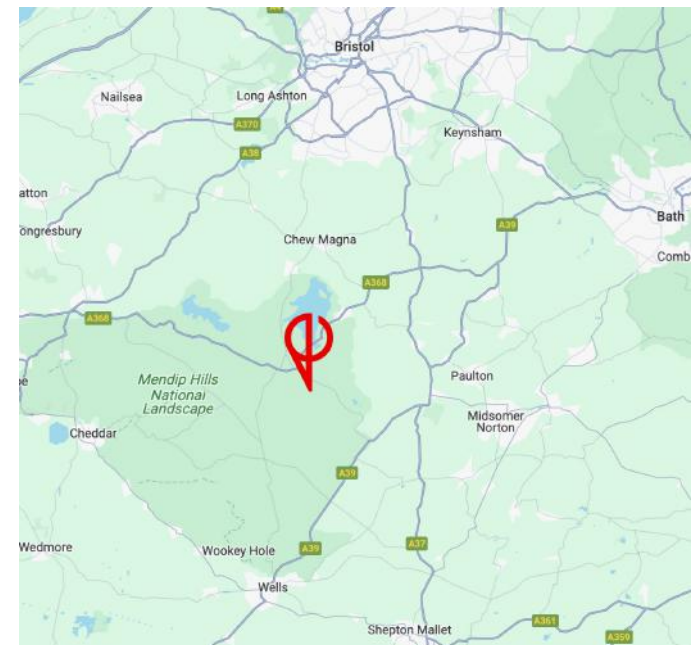
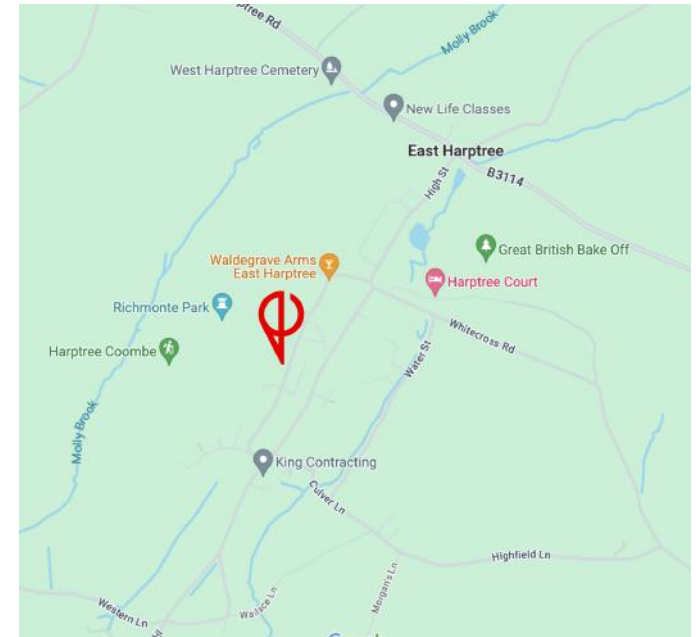


Somerset

Somerset, a mesmerising county nestled in the scenic southwest of England. Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge and Caves, The Levels and of course, the Mendip Hills Area of Outstanding Natural Beauty. Somerset is a rural area, with plenty of farming and is well known for cheese making and cider.



Plot Size: 0.4 Acres





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