



3 Silver Trees

EAST HARPTREE, CHEW VALLEY. BS40 6BE

Mark Manning
The Somerset Prestige Property Expert



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An executive home set on a small development of just 4 homes, featuring an open plan living area, and orangery and a spectacular master bedroom.



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



Set on an exclusive development of just 4 homes, this contemporary 5 bedroom home 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

5 Bedrooms

3 Bathrooms

1 Open plan living area

Designer kitchen by Valentino

Under floor heating

Log burner

Orangery

Solar Panels

Master bedroom - double height ceiling and Juliet balcony

Double carport

“For me, watching the sun set over the fields from the Juliet balcony, is a fantastic way to wind down after a tiring day.”













The moment you enter the large entrance hall, you're greeted with a sense of space and quality. Take a step through the solid oak internal doors into the main kitchen / dining / living room. The high spec kitchen by Valentino, features a breakfast bar, granite work surfaces, integrated Bosch appliances and a wine cooler.

Oak laminate flooring over underfloor heating leads to the dining and living areas. To the rear is the living area, featuring a Termatech log burner, before reaching bi-fold doors leading out to the patio and garden.



Step through the double oak doors from the living room into the showstopper orangery, complete with electrically operated blinds. A perfect entertaining space, or somewhere to relax.

Head back into the entrance hall and discover the large, separate utility room with internal access to the double car port and garden access through the back door. A large cloakroom is also accessed from the main entrance hall.





Head up the turning staircase, beneath the vaulted ceiling and Velux window, to the spacious landing.

The master bedroom certainly impresses with its full height apex ceiling and Juliet balcony, granting views over the garden and the countryside beyond, towards Chew Valley Lake. Of course, the master bedroom also boasts an en-suite, featuring underfloor heating, Porcelanosa tiling and Villeroy and Boch bathroom furniture.

The second bedroom also features a high spec en-suite, while bedroom 3 is home to a walk-in dressing room. A further 2 bedrooms and a family bathroom complete the living accommodation.





The Seller's view

"The master bedroom is our place of tranquility. The sunsets through the double height windows are just beautiful"

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

"The bright orangery is a peaceful haven, ideal for reading a book"

"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"





Outside

To the front of the property, there is an integral car port for 2 vehicles and access directly into the utility room.

The gardens wrap around the building, mainly laid to lawn, but also featuring a patio area in front of the bi-fold doors.





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 - upholding.stretch.glades

Services

Mains water, electric, gas central heating.

Tenure

Freehold

Local Authority & Tax Band

Bath and North East Somerset

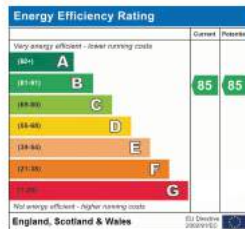
Tax band - G

Viewing Arrangements

Viewing strictly by appointment with sole agent

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AGENTS NOTES

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Ground Floor

Floor area 124.7sq.m. (1,342 sq.ft.)

First Floor

Floor area 116.3 sq.m. (1,252 sq.ft.)

TOTAL: 241.0 sq.m. (2,594 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

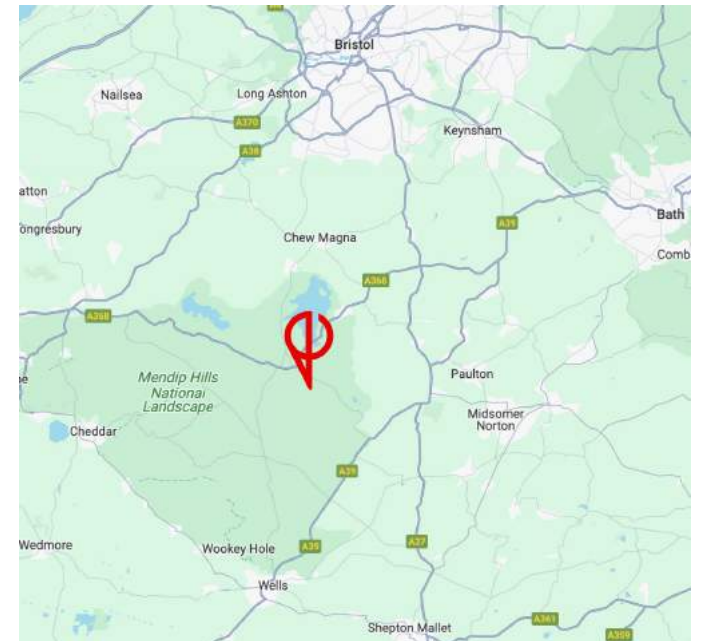
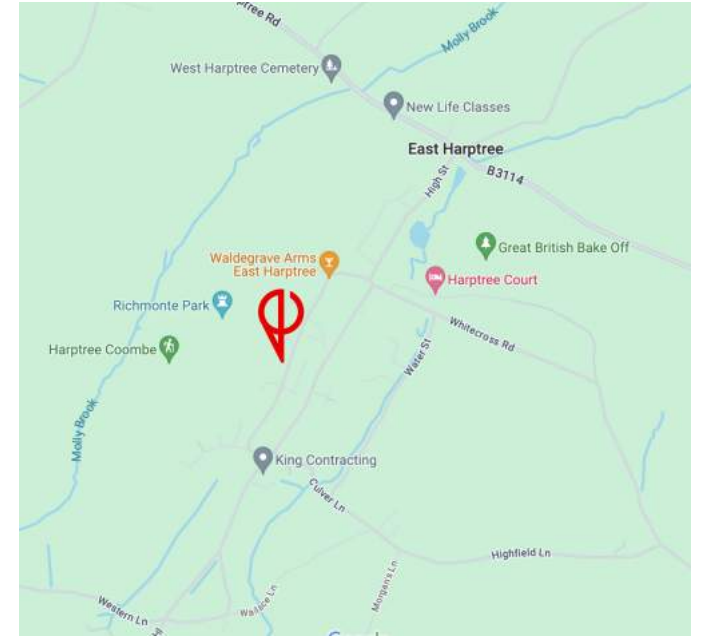




Somerset

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.







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Mark Manning

The Somerset Prestige Property Expert

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