



Winterfell, High Street, East Harptree, Bristol, BS40 6AX

- Family Home in Sought After Village Location
- Large Plot with Countryside Views
- L-Shaped Family, Kitchen, Dining Room with Wood Burner
- Separate Sitting Room
- Underfloor Heating Throughout
- Four Double Bedrooms, one with En-Suite
- Wrap Around Garden
- Garage and Parking for Several Vehicles
- Beautifully Presented Throughout
- No Onward Chain



FAMILY HOME IN THE HEART OF THE POPULAR EAST HARPTREE!

Enjoy lovely countryside views while being just a short stroll from village amenities. Set in the centre of a generous plot, this welcoming home is light, spacious and perfect for modern family life. The open plan hallway offers a light and bright first impression with space for coats and shoes and leads through to a comfortable sitting room overlooking the front garden and farmland beyond.

At the heart of the house is a large L-shaped family, kitchen, breakfast room, flooded with natural light thanks to bi-fold doors at either end, opening onto both the front and rear gardens, ideal for entertaining and indoor-outdoor living. The kitchen area is beautifully fitted with a great range of cupboards, a breakfast bar and Neff ovens, microwave and hob.

A very useful utility room with stable door and downstairs loo are tucked away at the rear, along with handy internal access to the garage.

Underfloor heating throughout the ground floor ensures a wonderfully warm and cosy feel underfoot, adding an extra touch of comfort to everyday living.

Upstairs are four double bedrooms, including a principal bedroom with modern ensuite, plus a stylish family bathroom with freestanding bath and separate shower.

Outside, the gardens wrap around the house and offer plenty of interest, with attractive stone walls, raised beds and terraces that are great for entertaining friends and family.

Whether it's your morning coffee in the sunshine or a chilled glass of something at the end of the day, there's a spot for every occasion. There is also a garden shed and a useful log store. To the front, a gravel driveway provides parking for several cars and leads to the garage giving a private approach.

A fantastic family home in a sought-after village, do get in touch to arrange your viewing.

East Harptree is located on the Wells side of Chew Valley. In the heart of the village is the Clock Tower which was put up to celebrate Queen Victoria's Diamond Jubilee. The popular village offers a Community Shop, Hairdressers, Village Hall with a thriving Social Club and a Public House. The Church is in the heart of the village, alongside is a footpath that leads to the beautiful amenity of East Harptree Woods and Harptree Coombe. Harptree Court is within the village and is famous for appearing on The Great British Bake Off!

The village has the very well-regarded East Harptree Primary School with secondary schooling at Chew Valley School. There is also a thriving Nursery and Forest School in the village.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. There is a regular bus that stops in the village that travels to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ROOM DIMENSIONS

Ground Floor

HALL 7'1" x 0'1"

SITTING ROOM 7'1" x 1'7"

KITCHEN/BREAKFAST/FAMILY ROOM 33'2" x 22'5"

UTILITY ROOM 11'8" x 6'11"

LOO 3'2" x 6'11"

GARAGE 15'8" x 16'6"

First Floor

LANDING 10'9" x 21'3"

BEDROOM 12'0" x 11'9"

ENSUITE 5'1" x 8'4"

BEDROOM 12'0" x 10'4"

BEDROOM 9'6" x 10'3"

BEDROOM 9'6" x 11'9"

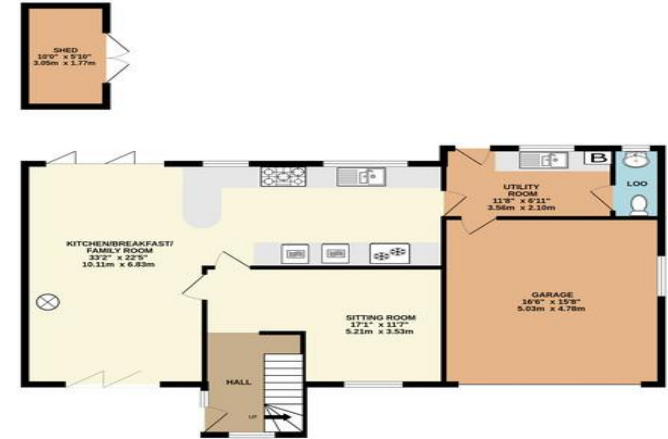
BATHROOM 10'8" x 6'10"

Outside

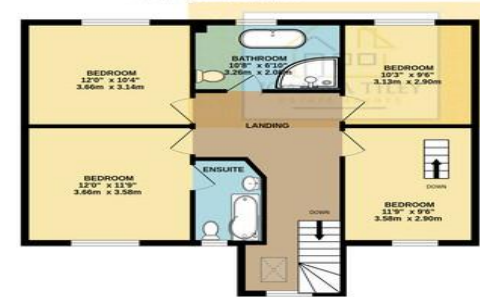
GARDEN SHED 10'0" x 5'10"



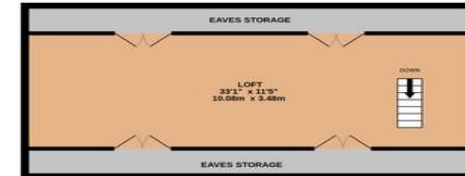
GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



FIRST FLOOR
729 sq.ft. (68.7 sq.m.) approx.



LOFT
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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