



Park Villa, Church Lane, East Harptree

Park Villa, Church Lane, East Harptree, Bristol, BS40 6BD

- Detached Family Home
- Two Reception Rooms
- Kitchen and Utility Room
- Dining Room with French Doors to the Garden
- Three Double Bedrooms
- Ensuite to Main Bedroom
- Garden with Patio and Seating Areas
- Driveway with Parking for Several Cars
- Countryside Walks on Your Doorstep
- NO ONWARD CHAIN



Dating from the 1930s, this charming period home blends character and warmth with light-filled, well-proportioned living spaces.

A welcoming porch opens into the entrance hall, with two lovely reception rooms positioned either side, both retaining attractive period features and providing welcoming spaces for relaxing and entertaining. The family room is centred around an inviting wood burner, perfect for cosy evenings in.

The kitchen which has a good range of fitted cupboards and units and there are views over the garden, there is also a useful utility room.

Leading from the kitchen, the dining room provides space for a large dining table and has French doors opening onto the garden making this ideal for family gatherings and entertaining.

Upstairs, the first floor offers three double bedrooms. The two front bedrooms benefit from built-in storage and large windows enjoying countryside views over the surrounding fields. The principal bedroom showcases a luxurious ensuite featuring double doors to a freestanding roll-top bath and twin sinks. The remaining bedrooms are served by a stylish family shower room.

Outside, the beautiful garden is a particular highlight. Well established and thoughtfully landscaped, it features lawns, mature borders, seating areas, and a kitchen garden - perfect for al fresco dining, play, or relaxation.

Off-road parking completes this charming and versatile family home.

Please contact us 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 built 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.

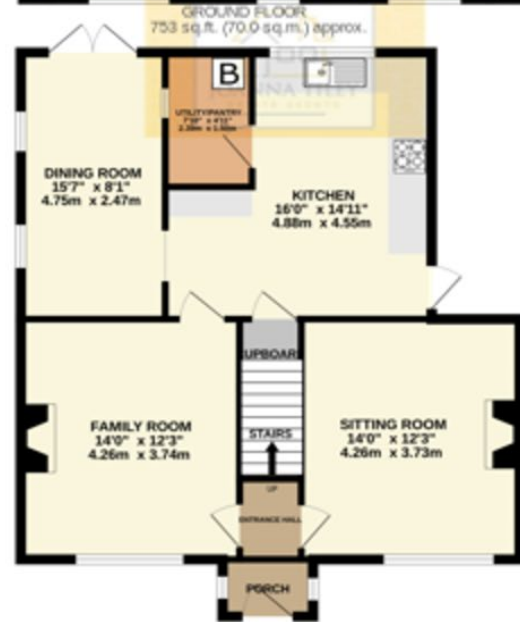
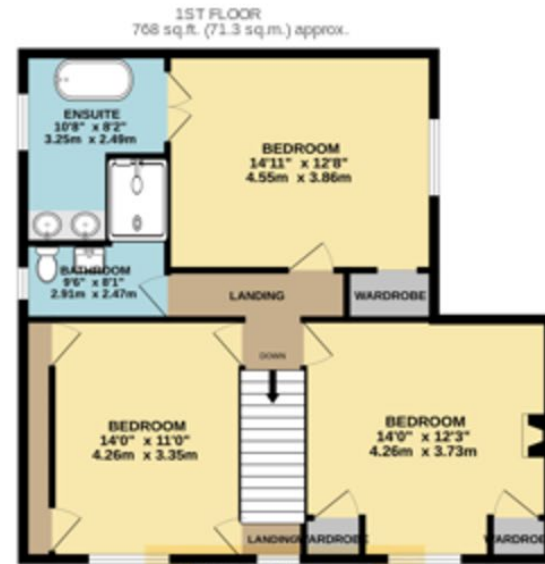




Room Dimensions

Ground Floor
 PORCH 5'1" x 3'4"
 ENTRANCE HALL 3'6" x 4'8"
 SITTING ROOM 12'3" x 14'0"
 FAMILY ROOM 12'3" x 14'0"
 KITCHEN 14'11" x 16'0"
 UTILITY 4'11" x 7'10"
 DINING ROOM 8'1" x 15'7"

First Floor
 BEDROOM 14'11" x 12'8"
 ENSUITE 8'2" x 10'8"
 BEDROOM 11'0" x 14'0"
 BEDROOM 12'3" x 14'0"
 FAMILY SHOWER ROOM 8'1" x 9'6"



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here will have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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