



Eastwood Lodge, Whitecross Road, East Harptree, Bristol, BS40

Eastwood Lodge, Whitecross Road, East Harptree, Bristol, BS40 6AB

- Detached Lodge House
- Character and Charm Throughout
- Large Reception Room
- Kitchen Breakfast Room
- Two Double Bedrooms
- Pretty Cottage Gardens
- Summer House
- Double Garage and Parking
- Countryside Views
- Edge of Village Location



COUNTRYSIDE VIEWS!

Set in open countryside on the edge of sought-after East Harptree, this truly one-of-a-kind detached lodge is full of character and storybook charm. With beautiful rural views, wrap-around cottage-style gardens and a wonderfully peaceful setting, this is country living at its best.

Inside, the light-filled sitting and dining room with woodburner is warm and inviting, while the country-style kitchen with Everhot range cooker adds to its timeless appeal. There are two double bedrooms, a stylish bathroom and excellent storage.

The wrap-around gardens are just as enchanting with lawns, mature trees and colourful borders, plus a charming summer house - perfect for working, relaxing or simply enjoying the view. This is a double garage/workshop and ample parking.

A rare gem in the heart of the Chew Valley, offering charm, character and a wonderfully relaxed way of life!

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 Harptree Coombe.

Harptree Court is within the village and is famous for appearing on The Great British Bake Off!

The village has a well-regarded Primary School, East Harptree Primary School. For Secondary Schooling you have a choice of Chew Valley School. 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.

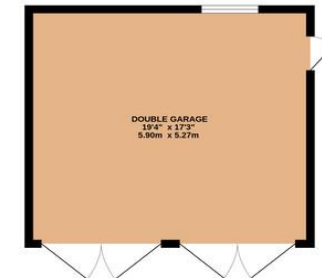
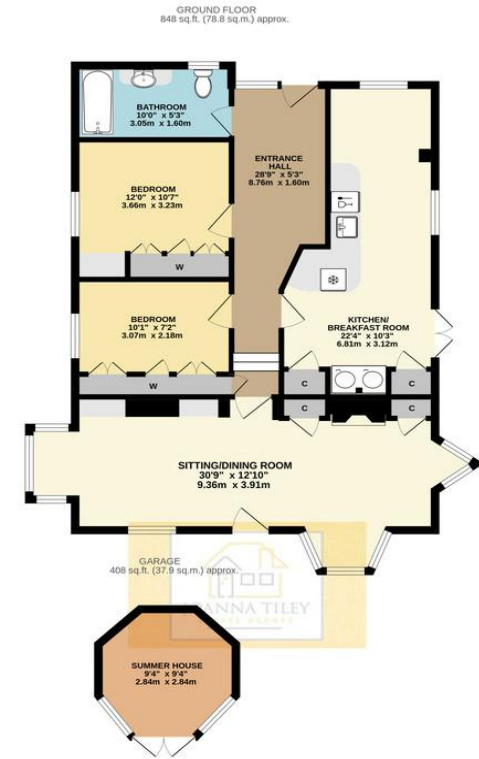




ROOM DIMENSIONS

ENTRANCE HALL 5'3" x 28'9"
 SITTING/DINING ROOM 24'9" x 9'10"
 KITCHEN/BREAKFAST ROOM 10'3" x 22'4"
 BEDROOM 10'7" x 12'0"
 BEDROOM 10'1" x 7'2"
 BATHROOM 10'0" x 5'3"

Outside
 DOUBLE GARAGE 19'4" x 17'3"
 SUMMER HOUSE 9'4" x 9'4"



TOTAL FLOOR AREA: 1257 sq.ft. (116.7 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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