



STRATFORD LANE



Stratford Cottage

Stratford Cottage, Stratford Lane, West Harptree, Bristol, BS40 6HL

- Semi-Detached Country Cottage
- Balcony with stunning views
- Country Kitchen
- Two Reception Rooms
- Three Bedrooms plus Dressing Room
- Family Bathroom
- Car Port and Parking
- Lovely Walks
- Enclosed Garden with Mature Boarders
- Summer House with Views Over the



A period cottage with a TWIST!

A great size sitting room with a dual aspect and a fireplace, double doors take you onto a raised deck with the most stunning countryside views!! As the seasons change so does your view!

A second reception room, again with a dual aspect, is situated next to the country style kitchen which has plenty of storage and room for your appliances. There is a separate utility room on the ground floor level.

On the ground floor a welcoming reception hall and feature staircase with French doors leading to the terrace and garden. Three bedrooms plus a dressing room and a bathroom.

Outside the garden is well maintained with mature planting, a terrace and a pretty summer house all to enjoy the amazing views.

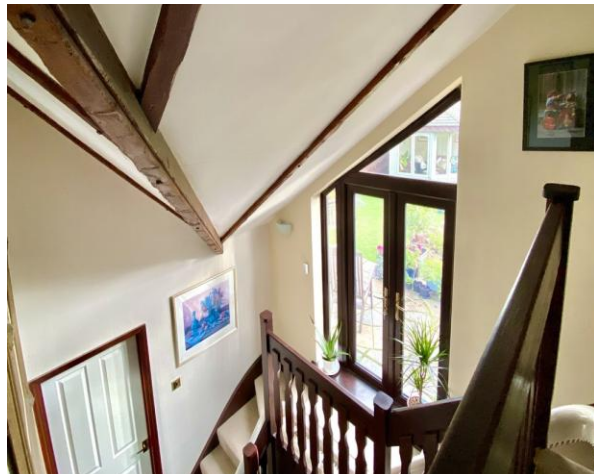
Off-road parking leads to a carport and storage area.

This cottage is one to view to FULLY appreciated its charm and character.

West Harptree is located on the south side of the Chew Valley and offers a community shop, a hairdresser, a village hall with a thriving social club as well as a popular village pub. 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 as the set of The Great British Bake Off!

The village has a well-regarded Primary School, East Harptree Primary School and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form

community(www.chewvalleyschool.co.uk). The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells (the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops and restaurants. There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa with services to London and connections to the wider national rail network. Access to both the M4 and M5 are within a reasonable distance and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the world.



ROOM MEASUREMENTS

KITCHEN - 10'6" x 8'1"

SITTING ROOM/DINING ROOM - 11'9" x 22'5"

SITTING ROOM - 13'3" x 15'11"

BEDROOM - 13'1" x 11'8"

BEDROOM - 9'2" x 11'9"

BEDROOM - 10'11" x 6'3"

DRESSING ROOM/HOME OFFICE - 8'0" x 5'5"

UTILITY/WC - 5'5" x 5'3"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	30 F	
1-20	G		

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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