



Jasper 3 Mendip Leigh, West Harptree Road, East Harptree,

# Jasper 3 Mendip Leigh, West Harptree Road, East Harptree, Bristol, BS40 6BQ

- Detached Family Home Circa 1700sq.ft
- Beautiful Village Location
- Modern Kitchen/Family Room
- Large Sitting Room With Open Fire
- Two Further Reception Rooms
- Principal Bedroom with Dressing Area and Ensuite
- Three Further Double Bedrooms
- Pretty Garden
- Parking for Several Cars
- Beautiful Walks On Your Doorstep



## GORGEOUS FAMILY HOME! GREAT LOCATION!

Jasper is situated on a small development in East Harptree consisting of four executive family homes. It is close to the centre of the village and overlooks the cricket pitch. The property is beautifully presented by its current owners and has been well maintained. There are three reception rooms, one of which is currently used as a home office, providing flexible accommodation. The large sitting room has a beautiful engineered oak floor and an open fire, with direct access to the garden. The large L-shaped kitchen/dining room is well fitted with a good range of cupboards, again with oak flooring and French doors to the pretty garden – this is a lovely space to enjoy a glass of something chilled to the sound of leather on willow, and perfect for entertaining family and friends!

A utility and downstairs loo complete the ground floor.

Upstairs there is a spacious principal suite and three further double bedrooms, together with a modern family bathroom.

There are two garden areas to the front of house and parking for several cars. Viewing is highly recommended – give us a call:

**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

#### Ground Floor

ENTRANCE HALL 11'5" x 11'2"  
 KITCHEN/DINING ROOM 22'0" x 17'8"  
 UTILITY ROOM 4'8" x 7'1"  
 SITTING ROOM 13'3" x 20'6"  
 FAMILY ROOM 12'0" x 11'4"  
 STUDY 8'1" x 7'9"  
 LOO 3'2" x 6'2"  
 STORE 4'8" x 10'7"

#### First Floor

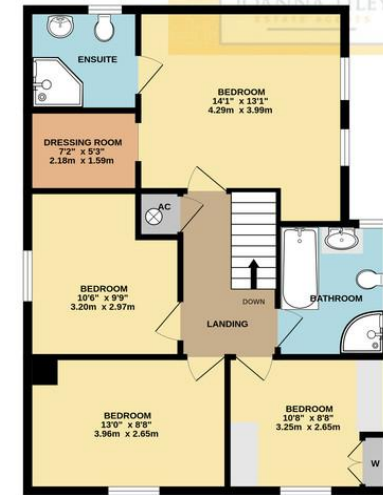
LANDING 6'3" x 10'6"  
 BEDROOM 13'1" x 14'1"  
 ENSUITE 7'2" x 6'7"  
 DRESSING ROOM 7'2" x 5'3"  
 BEDROOM 9'9" x 10'6"  
 BEDROOM 13'0" x 8'8"  
 BEDROOM 10'8" x 8'8"  
 BATHROOM 7'2" x 8'8"



GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.3 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             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76   C    |
| 55-68 | D             | 60   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com