



Ragstone House, Whistley Lane, West Harptree, Bristol

Ragstone House, Whistley Lane, West Harptree, Bristol, BS40 6HD

- New Build Bespoke Property
- High Specification Throughout
- Open Plan Luxury Kitchen & Family Room
- Sitting Room with Log Bumer
- Study/Home Office/Utility/Boot Room
- Principal Bedroom with Luxury Ensuite
- Guest Bedroom with Luxury Ensuite
- Two Further Double Bedrooms Sharing a Luxury Bathroom
- Grounds including an Orchard
- Extra 6 Acres by Negotiation



SOMETHING VERY SPECIAL!!

Attention to detail with a high-end specification from top to bottom.

Once you drive through the gates into the beautifully landscaped gardens you start to feel the quality and style of this prestigious property. The welcoming hallway has an oak staircase and sandstone floors with underfloor heating which are a feature throughout the ground floor. Windows have attractive exposed timber lintels

Leading from the hallway is a large open plan kitchen with a central island opening into the spacious family room with large oak framed French doors to the terrace and garden to the front of the house.

Directly off the kitchen is a separate utility and boot room with direct access to the rear garden - ideal after muddy dog walks in the surrounding countryside.

The cosy sitting room is directly off the hallway and has a feature fireplace, log burner and timber mantelpiece over. There is a very useful study/home office leading directly from the sitting room. An essential downstairs loo leading from the hallway completes the ground floor.

The gallery style landing is flooded with natural light and gives access to all bedrooms. The principal bedroom suite

has oak framed feature glazing and French doors with a Juliette balcony overlooking the garden and the adjoining orchard and fields beyond (paddock for sale by separate negotiation) – the luxury ensuite is sure to impress!

The guest bedroom also has an ensuite, and there are two more double bedrooms that share a luxury bathroom.

This gorgeous home is set in beautiful gardens with mature planting, lawns and borders and terraced seating areas to enjoy this tranquil setting. We love this house and look forward to showing you round – please give us a call.

West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a large village shop and requisite public house. The centre point of the village is the Church of St Mary. The village also has a doctors and dentist surgery, a beauty salon, a Post Office and a village hall, as well as an excellent community sought-after by many.

There is the well-regarded East Harptree Primary School nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community. 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, restaurants and the beautiful Cathedral. 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 DIMENSIONS

Ground Floor

ENTRANCE HALL 9'3" x 8'6"
 SITTING ROOM 14'1" x 14'7"
 STUDY 14'1" x 4'10"
 KITCHEN/DINING/FAMILY ROOM 16'9" x 33'2"
 UTILITY ROOM 9'4" x 7'7"
 LOO 7'3" x 3'0"

STORE 7'7" x 17'6"
 OPEN GARAGE 10'6" x 17'5"

First Floor

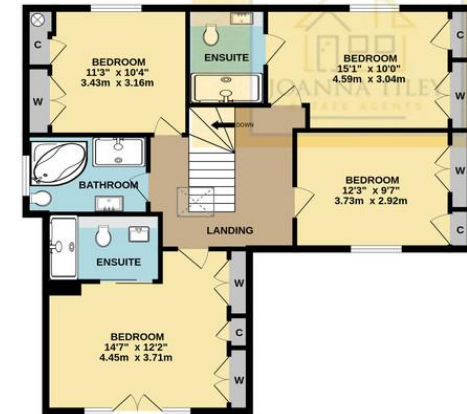
LANDING 12'6" x 12'0"
 BEDROOM 14'7" x 12'2"
 ENSUITE 9'1" x 4'8"
 BEDROOM 15'1" x 10'0"
 ENSUITE 6'4" x 7'8"
 BEDROOM 12'3" x 9'7"
 BEDROOM 11'3" x 10'4"
 BATHROOM 10'0" x 6'6"



GROUND FLOOR
 1246 sq.ft. (115.7 sq.m.) approx.



FIRST FLOOR
 927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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