



10 Ridge Crescent, West Harptree, Bristol, BS40 6EE



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## Guide Price £520,000

- Family Home with Walks on your Doorstep
- Flexible Living Space Circa 1800sq.ft.
- Generous sized Garden
- Kitchen with French Doors to Garden
- Cosy Sitting Room with Open Fire
- Playroom
- Five Bedrooms
- Three Bathrooms
- Garage and Parking
- NO FORWARD CHAIN



### SPACIOUS FAMILY HOME WITH A BIG GARDEN!

Located in the desirable village of West Harptree, this property offers families a practical layout and flexible living space with five bedrooms and three bathrooms! All within walking distance of a shop, a pub and beautiful country walks!

The Kitchen Dining room has a range cooker, lots of storage and plenty of space for eating and socialising with the family. French doors lead to the patio area and garden. There is also useful utility room, ideal for kicking off your wellies when you are back from those long country walks!

The sitting room has an open fire and French doors to the garden. A playroom and shower room complete the downstairs.

Upstairs there are three double bedrooms, two single and one with an ensuite. There is also a family bathroom.

Outside the big garden is perfect for all the family with a patio area, lawn for playing and a veggie patch!

There is parking for several cars and a garage.

Viewings highly recommended!

**ABOUT THE VILLAGE** West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a large village shop and popular 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 (renowned for being the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and a 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.









EPC AWAITED

### ROOM DIMENSIONS

#### Ground Floor

HALLWAY 27'4" x 8'11"  
 SITTING ROOM 10'9" x 17'0"  
 RECEPTION ROOM 16'1" x 11'0"  
 KITCHEN DINING ROOM 14'6" x 13'1"  
 SHOWER ROOM 9'10" x 7'3"  
 UTILITY ROOM 11'8" x 7'0"

#### First Floor

LANDING 27'3" x 12'7"  
 BEDROOM 9'8" x 11'9"  
 ENSUITE 7'9" x 4'6"  
 BEDROOM 14'6" x 13'1"  
 BEDROOM 7'8" x 8'4"  
 BEDROOM 11'8" x 6'9"  
 BEDROOM 7'9" x 11'5"  
 BATHROOM 9'7" x 5'0"

#### Outside

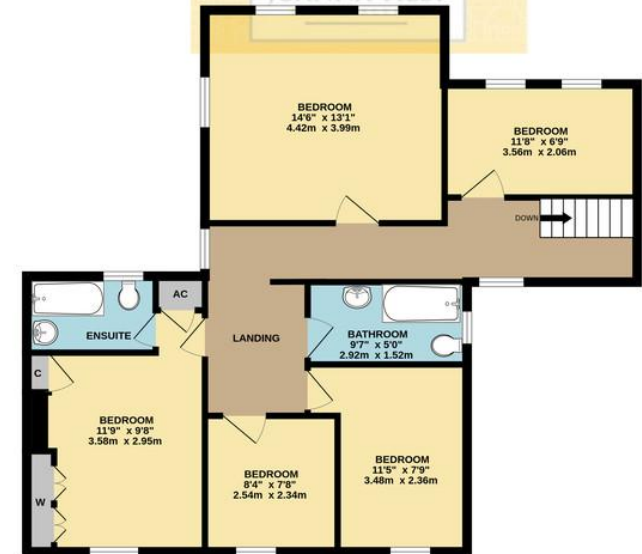
GARAGE 8'0" x 15'7"



### GROUND FLOOR 976 sq.ft. (90.6 sq.m.) approx.



### FRST FLOOR | 834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.1 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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