



4 Silver Trees, Church Lane, East Harptree, Bristol, BS40 6BE



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- Detached Single Storey Property
- Open Plan Living Areas
- Sitting Room with Wood burner
- Main Bedroom with Ensuite
- Two Further Bedrooms
- Modern Bathrooms
- High End Appliances and specification
- Wrap around Garden
- Garage and Parking
- No Forward Chain



### SINGLE STOREY LIVING - AN ABSOLUTE ONE OFF!!

A bespoke built home that just says quality!

Situated on a private Cul de Sac, the specification of this property is extremely high and really must be viewed to fully appreciate - there is much to offer.

The welcoming reception hallway has oak flooring with underfloor heating and all rooms flow well from here.

The wrap around kitchen/dining/family room with integral appliances is open plan with a large dining and sitting area and featuring three sets of French doors and Velux windows creating a gorgeous light and bright space with direct access to the garden - perfect for entertaining and al-fresco dining. The whole area has underfloor heating and a wood burning stove too!

A separate snug room provides flexible living space for the family. There is a utility room with access to the garage and an essential separate loo.

The principal bedroom has a luxury ensuite, and the other two good sized bedrooms share a high-quality family bathroom. Outside the gardens to three sides of the property are lovely with a beautifully maintained lawn.

There is ample parking for several cars and a garage with electric roller doors with power and light. Log stores and a recycling area keep everything ship shape and Bristol fashion.

With one very careful owner this immaculate property is not to be missed and we cannot wait to show you.

### ABOUT THE VILLAGE:

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.







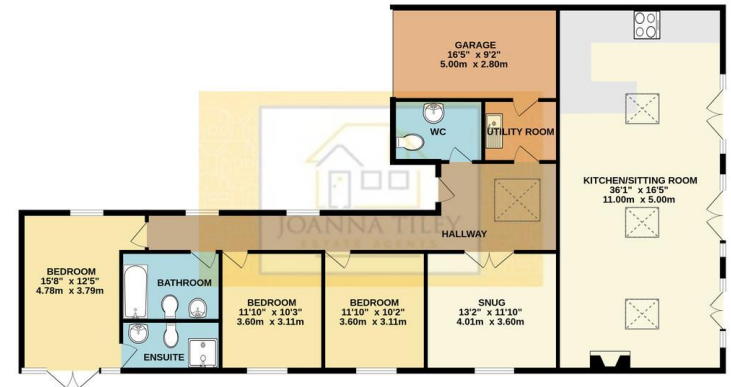
**ROOM DIMENSIONS:**

HALLWAY 40'11" X 8'11"  
 KITCHEN/SITTING ROOM 36'1" X 16'5"  
 SNUG 13'2" X 11'10"  
 UTILITY ROOM 7'5" X 6'2"  
 WC 9'0" X 6'2"  
 BEDROOM 15'8" X 12'5"  
 ENSUITE 9'11" X 4'11"  
 BEDROOM 11'10" X 10'3"  
 BEDROOM 11'10" X 10'2"  
 BATHROOM 9'11 X 6'10"  
 GARAGE 16'5" X 9'2"



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
 1734 sq.ft. (161.1 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, 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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