



**Robin King** | Estate Agents

17 Dilly Meadows, West Harptree – BS40 6DR  
£700,000

# 17 Dilly Meadows

West Harptree, Bristol

A beautifully presented 4 double bedroom contemporary home with garden, double garage and carport. Tucked away in a central village location, it is convenient for access to Bristol and beyond

Council Tax band: TBD

EPC Energy Efficiency Rating: B

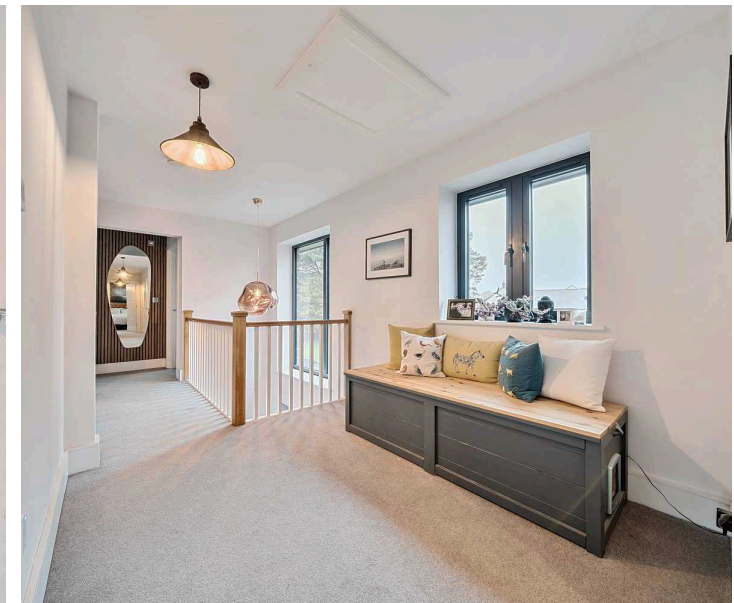
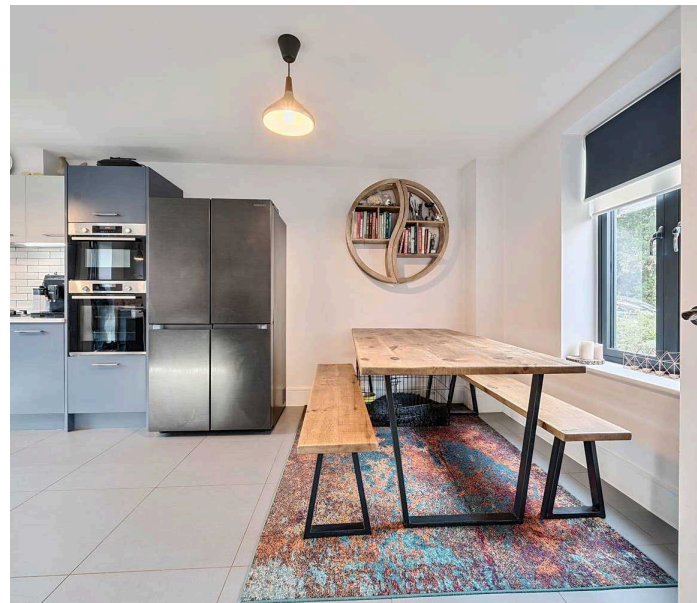
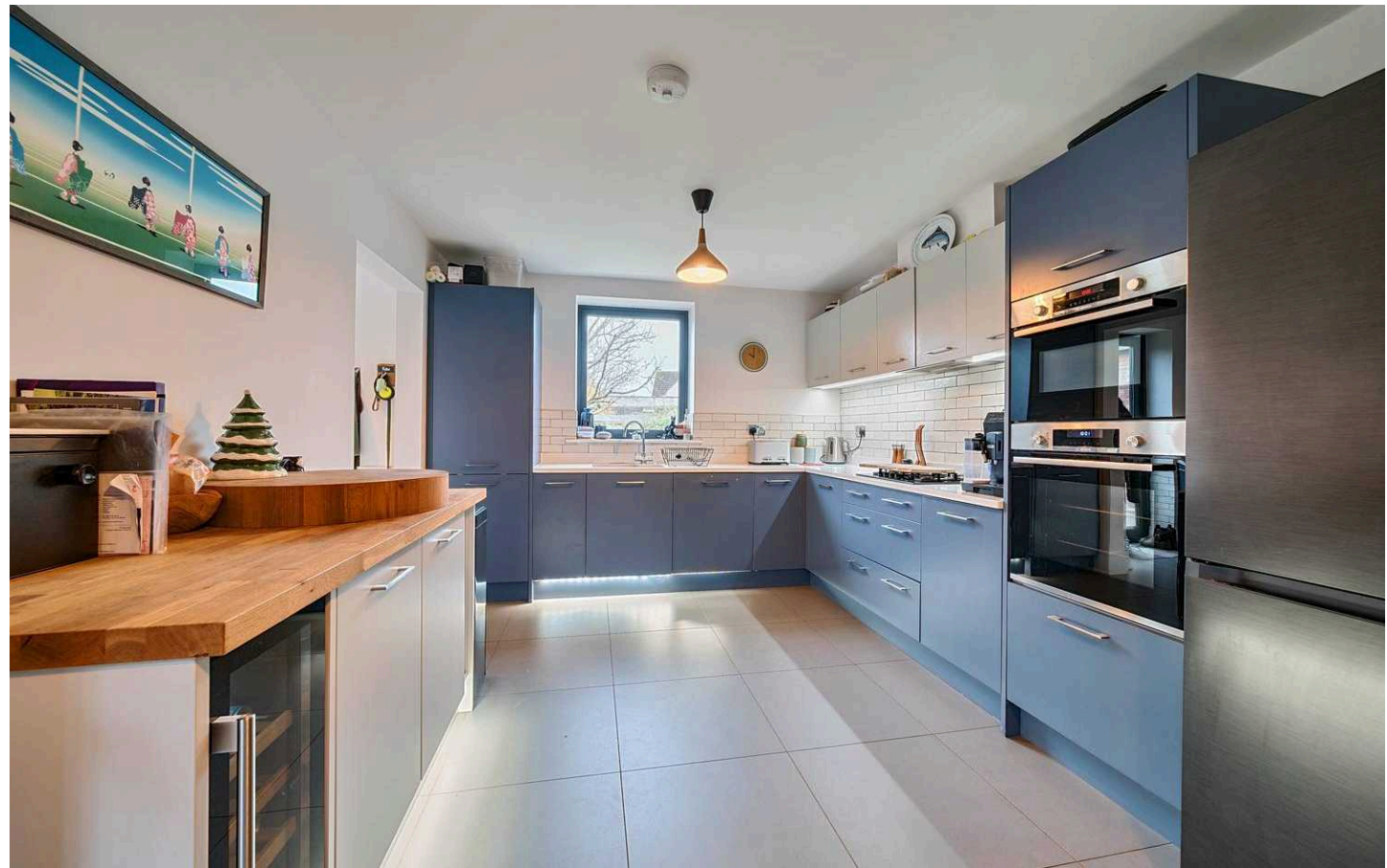
EPC Environmental Impact Rating: B

Property tenure: Freehold

What three words location:  
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Services: mains gas, electricity, water & pumped to mains drainage

- Approx 1,788 sq ft of beautiful accommodation
- Located in charming village of West Harptree
- Contemporary styling throughout
- 4 spacious double bedrooms
- Far reaching views
- Double garage and separate carport
- Easy walking distance local amenities
- In catchment for popular local Primary and Secondary schools
- 5 years left of NHBC guarantee
- Easy access to Bristol, Bath, Bristol Airport and M5







## 17 Dilly Meadows

West Harptree, Bristol

17 Dilly Meadows is one of just 18 houses built in an exclusive development in 2019 by Whitecroft Developments in the popular village of West Harptree. This modern home was constructed using traditional materials, with an attractive stone façade beautifully complemented by slate tiles and feature oversized aluminium windows. Inside, the specification is just as impressive, with spacious rooms, contemporary bathrooms, underfloor heating throughout and a magnificent kitchen/dining room featuring a bespoke Valentino kitchen.

Ideally situated on the edge of the village, it offers easy walking access to local amenities and walking routes, together with glorious far-reaching views over the surrounding hills.

The front door opens to a very spacious galleried hallway with a downstairs cloak/boot room. To the left, large double doors open to the generous reception room, which has dual aspect windows encompassing both the front and rear of the property. With engineered wood flooring, a modern freestanding log burner on a contemporary glass hearth and bifold doors opening to the garden, this stylish room is the perfect place to relax or entertain friends.

Returning to the hallway, to the right is the kitchen/dining room. The fully fitted kitchen features eye-catching royal blue units with contrasting cream quartz worktops and includes an integrated dishwasher, gas hob, oven, microwave and wine cooler. There is also space for an American-style fridge/freezer and a large dining table. To the rear, a practical utility/pantry area provides space for a washing machine and tumble dryer, with additional access to the garden.

Rising to the first floor, there is an impressive landing with ample space for a sofa and plentiful storage, including both an airing cupboard and a second storeroom. On this floor, there are four double bedrooms, one of which is

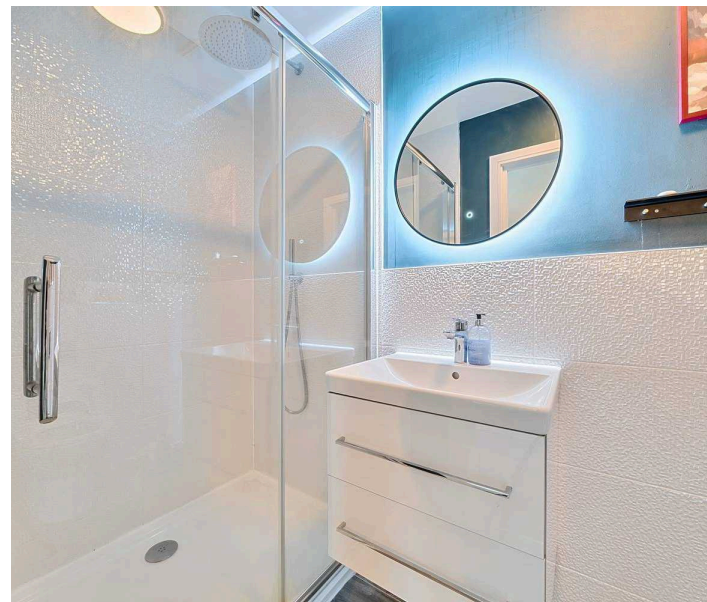
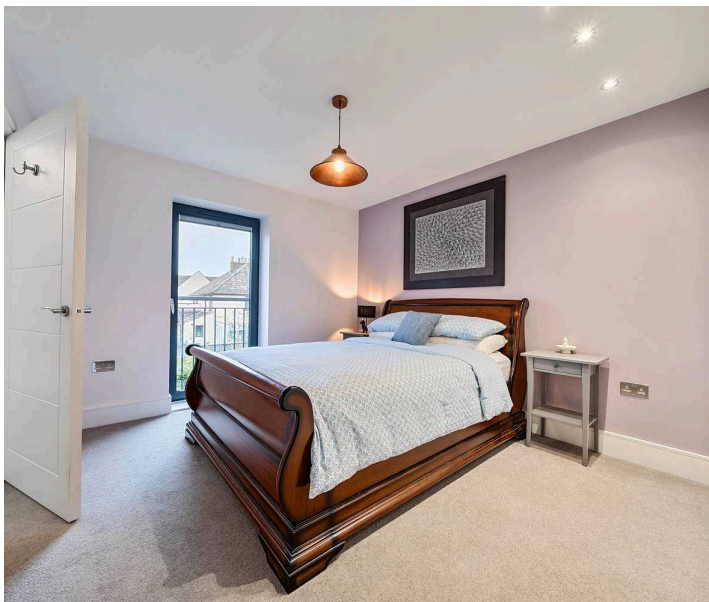


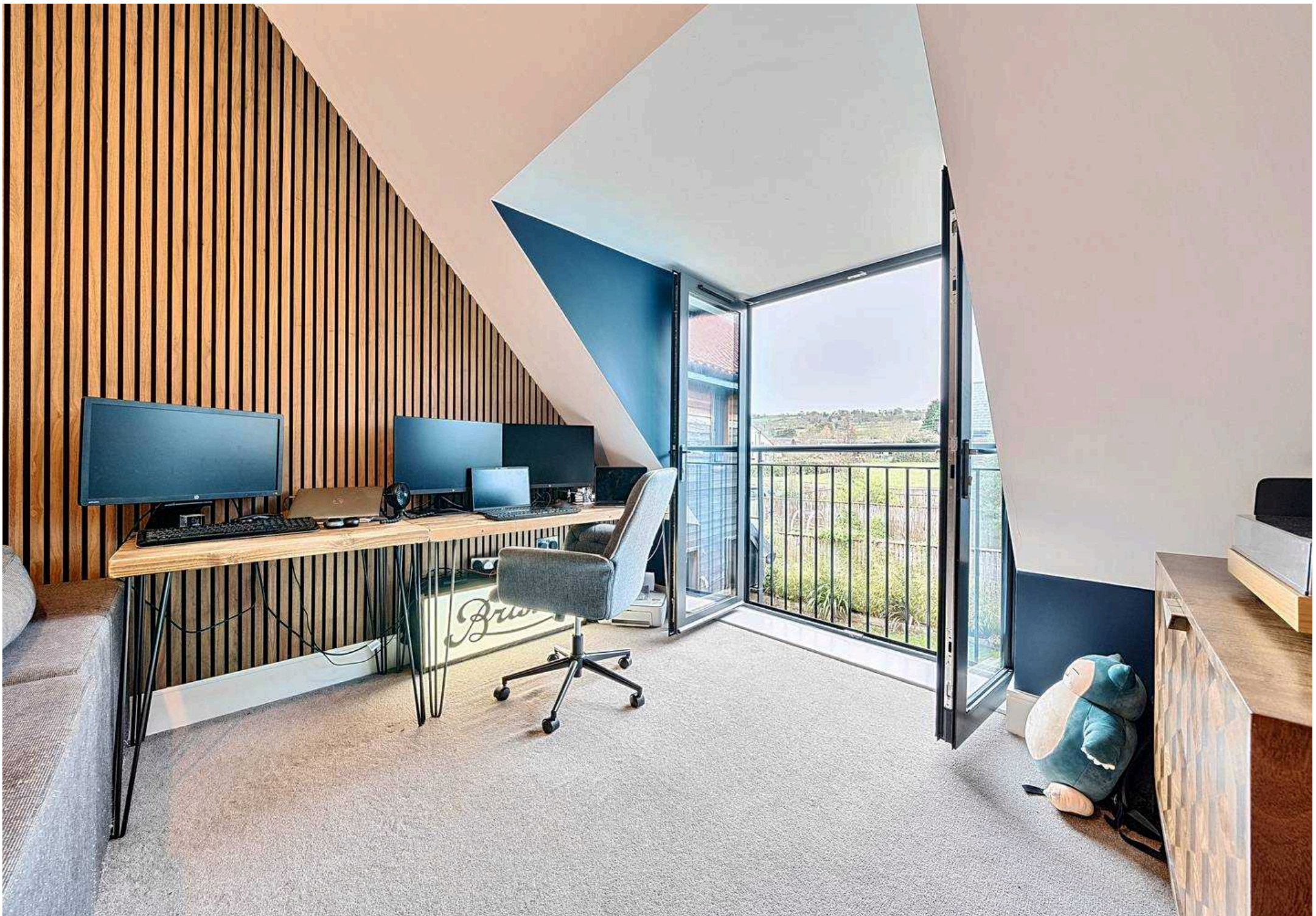
currently arranged as an office. Each room is well equipped with large, fitted wardrobes, and both the principal and spare bedrooms have stylish en-suite shower rooms and Juliette balconies which add a touch of elegance whilst creating a sense of openness. Completing this floor is a roomy family bathroom.

### Outside

17 Dilly Meadows has a pretty outlook onto a communal woodland area, and a neat mature border immediately to the front of the house. To the rear, the garden is fully enclosed and features a lawned area surrounded by mature borders with shrubs. There is also an exceptionally attractive raised underlit decked area, which currently houses a hot tub (available by separate negotiation). A paved dining terrace adjacent to the house provides the perfect spot for alfresco dining or a summer BBQ.

The property also benefits from a double garage with an up-and-over electric door and a separate carport, which has direct door with access to the back garden.

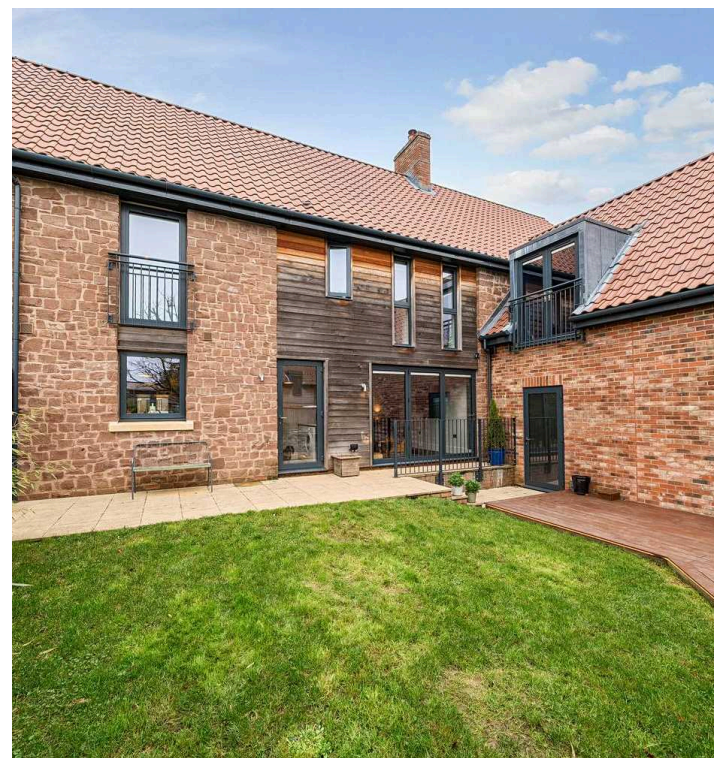




# 17 Dilly Meadows

West Harptree, Bristol

West Harptree is a popular and charming village nestled on the edge of the Mendip Hills and close to the Chew Valley. Within the village there is a strong community with a well-known village shop bakery. There is also a church, village hall, two public houses, a dentist, doctor's surgery and beauticians. The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. The Mendip Hills, well known for their limestone features, provide a wide range of informal leisure opportunities. The property is ideally located for those commuting to Bristol and Bath and offers easy access to Bristol airport which lies within 10 miles. The regional centre of Bristol is 12 miles to the north whilst the Heritage City of Bath is 14 miles to the northeast. The Cathedral City of Wells offers further facilities, including a popular twice weekly farmers market, and is 7 miles to the south.



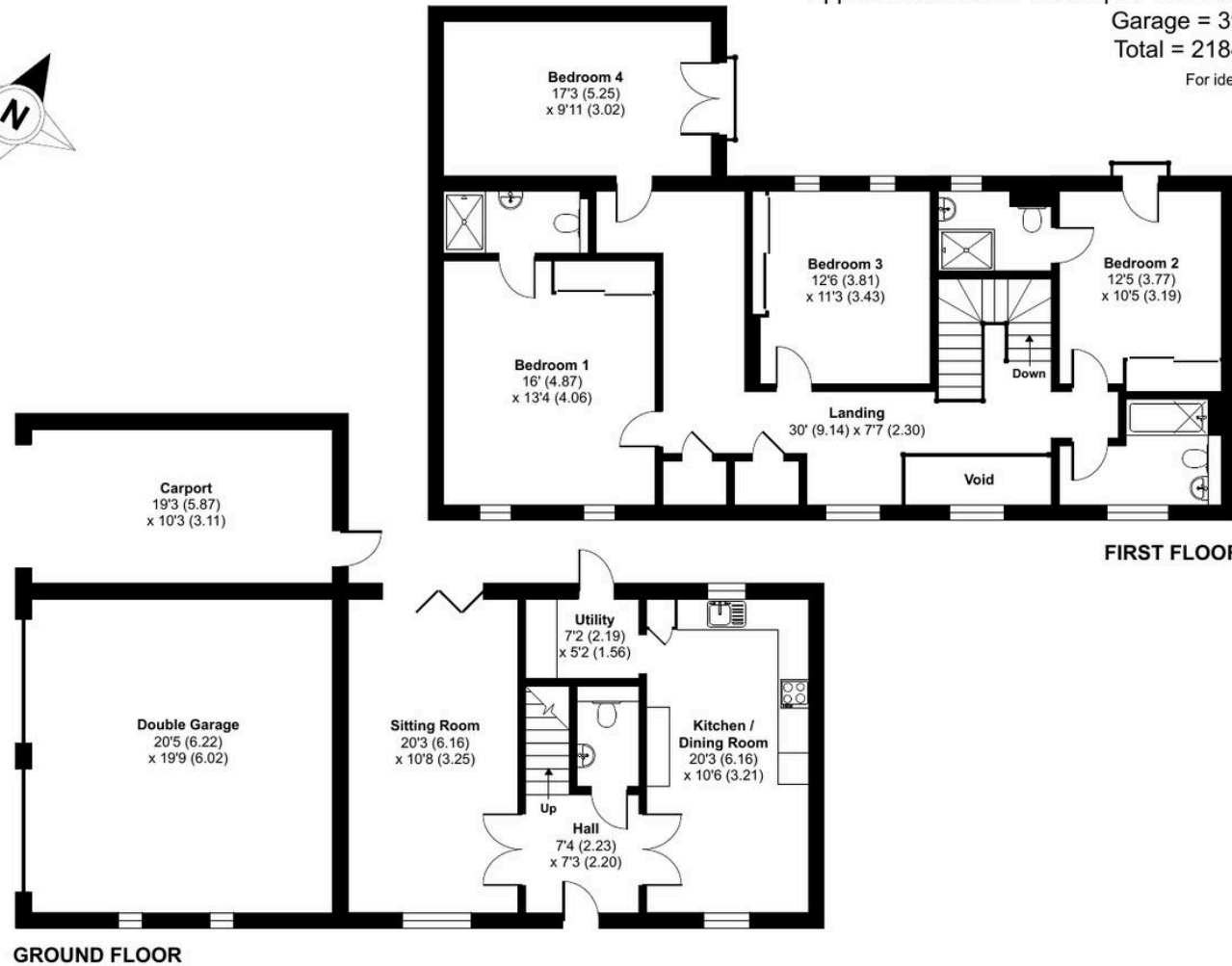
# Dilly Meadows, West Harptree, Bristol, BS40

Approximate Area = 1788 sq ft / 166.1 sq m (excludes void)

Garage = 396 sq ft / 36.8 sq m

Total = 2184 sq ft / 202.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Robin King LLP. REF: 1216927

## Robin King

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