



The Scrummage, The Street, West Harptree, Bristol, BS40 6HA

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- Large Detached Family Home circa 2000sq ft
- Secluded Village Location
- Large Kitchen with Island
- Three Reception Rooms
- Master Bedroom with Ensuite
- Five Further Bedrooms
- Family Bathroom Plus Shower Room
- Good Size Garden
- Great Walks on Your Doorstep
- Close to Village Amenities



A much-loved home that has had only one careful owner since new.

If you're searching for a spacious family home with flexible living arranged over three floors, in a fantastic location with amenities and countryside walks right on your doorstep, this wonderful property could be just what you're looking for. A welcoming entrance hall immediately sets the tone for the home. The stylish kitchen, complete with a central island, opens into a bright breakfast room with French doors leading out to the garden, perfect for everyday family life and entertaining. Double doors lead through to the comfortable sitting room, featuring a fireplace with a wood burner and further access to the rear garden. Pocket doors connect the sitting room to the dining room, which enjoys views over the front of the property. A home office, utility/boot room and cloakroom complete the well-designed ground floor.

The home offers six bedrooms arranged across the upper two floors. The spacious principal bedroom features a range of fitted wardrobes and an ensuite bathroom. A family bathroom and a separate shower room are easily accessed from the generous landings.

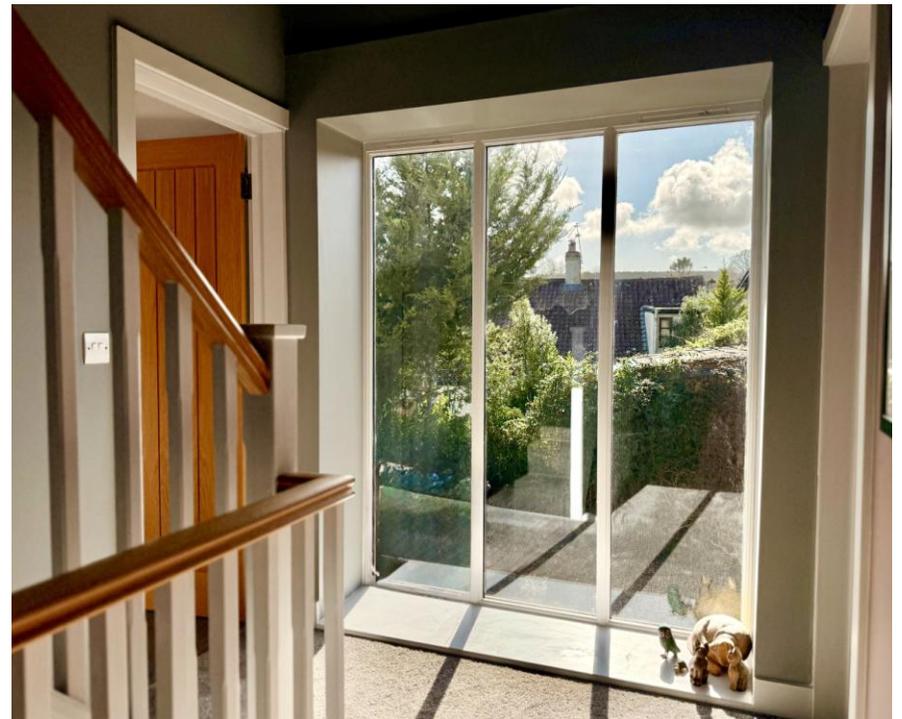
Outside, the level garden is beautifully framed by mature trees and planting, creating a peaceful outdoor space to relax and enjoy. The property also benefits from plenty of off-road parking.

After many happy years here, the current owner is now looking to downsize, and we look forward to welcoming a new family to enjoy everything this fabulous home has to offer.

West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a 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 and a village hall, as well as an excellent community sought after by many.

There is the well-regarded East Harptree Primary School and Nursery nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community. Independent schooling is available nearby with transport available in the village.

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 its famous Cathedral. Railway stations at Bristol Temple Meads and Bath Spa provide 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 MEASUREMENTS

KITCHEN-BREAKFAST ROOM: "11'1" X 27'5"
 RECEPTION ROOM: "11'5" X 15'2"
 RECEPTION ROOM: "18'10" X 12'3"
 RECEPTION ROOM: "12'1" X 10'3"
 UTILITY/BOOT ROOM: "5'1" X 7'10"
 HALLWAY: "6'10" X 17'7"
 PRINCIPAL BEDROOM: "11'1" X 13'9"
 ENSUITE: "3'8" X 10'6"
 BEDROOM 2: "11'1" X 11'8"
 BEDROOM 3: "11'5" X 11'8"
 BEDROOM 4: "9'6" X 15'5"
 BATHROOM: "5'10" X 10'6"
 BEDROOM 5: "11'9" X 11'10"
 BEDROOM 6: "8'2" X 11'9"



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		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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