

White Hart House, Pucklechurch

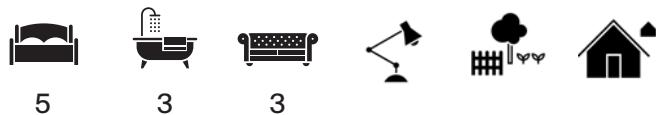


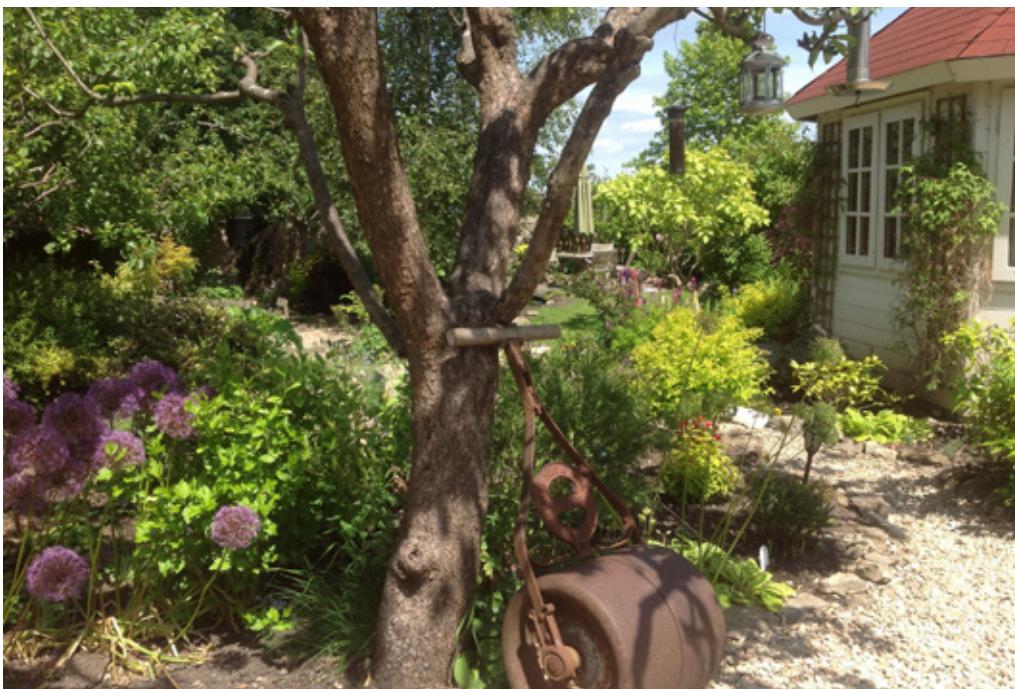
An immaculate Grade II listed village centre family home that has been recently restored, located within striking distance of both Bristol and Bath.

Bath (9 miles), Bristol City Centre (9 miles)

Bristol Parkway (7 miles- direct access to London Paddington)

(All distances approximate).





The Property

A Grade II listed attached family home full of character and period charm. The property retains many period features including an inglenook fireplace and sash windows, and has been fully restored and extensively refurbished by the current owners, including “invisible” secondary glazing to sash and casement windows, complete plumbing and heating system, new oak and limestone flooring, bespoke stained glass door panels, underfloor heating and fire sprinkler system.

On the ground floor the welcoming entrance hall leads to the family room/library with tiled fireplace and oak floors, a sitting room with original inglenook fireplace, wood burning stove and wood floors; dining room with limestone flooring and back door to the garden; and a good sized kitchen/breakfast room with French windows opening out on to the patio. Fully renovated in 2011, the kitchen is handmade with bespoke design by Bath kitchens and includes a “total control” Electric AGA cooker, integrated Bosch appliances and polished granite work surfaces. There is also a separate utility room and downstairs wet room.

There are three large double bedrooms on the first floor and a family bathroom with shower. To the second floor is an impressive principle bedroom with vaulted ceiling and large walk-in wardrobe – the size of a bedroom. There is a fifth bedroom that is currently used as a study, and a modern shower room.

Gardens & grounds

To the rear of the property is a stunning landscaped walled garden which is well stocked with mature plants, shrub flower beds and trees, backing on to playing fields with fabulous country walks on your doorstep. These tranquil gardens also offer an ornamental pond with water feature, stone fire pit, flagstone patio area that is perfect for al fresco dining and a wood fired hot tub, Scandinavian octagonal timber garden sanctuary, as well as a separate home office.

Property Information

Services All main services are connected to the property. Gas fired central heating.

Tenure Freehold

Directions (Post Code BS16 9RH)

As you enter Pucklechurch from the Bristol direction down Shortwood Road, White Hart House sits proudly in front of you as the road bares to the right onto Abson Road. Vehicle access is found down the second drive to the right of the property, where there is a right of way over the drive to the parking area for 4 cars at the rear of the property.

Approximate Gross Internal Floor Area

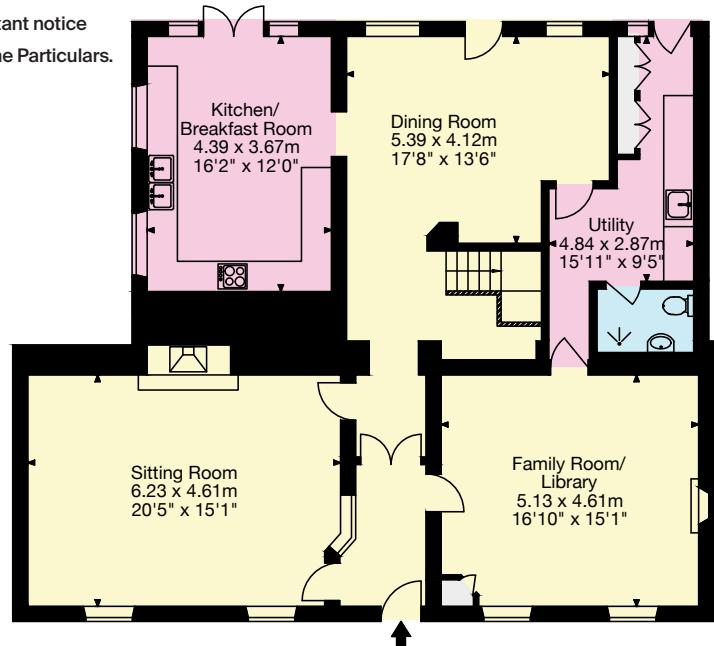
Main House = 273 sq m / 2,941 sq ft (Excluding Void)

Outbuildings = 28 sq m / 303 sq ft

Total Area = 301 sq m / 3,244 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

Knight Frank Bristol

Regent House

27A Regent Street

I would be delighted to tell you more

Clifton

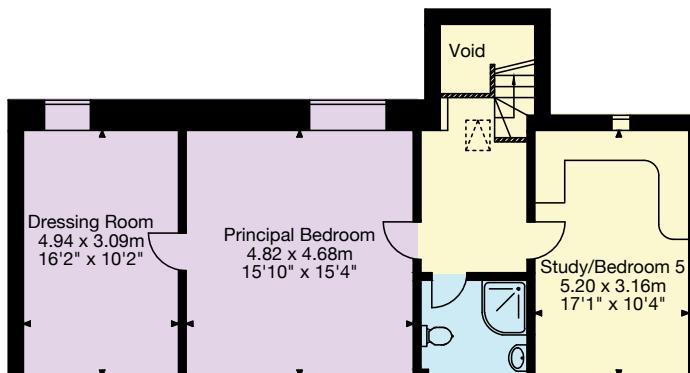
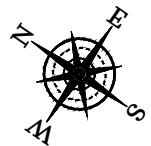
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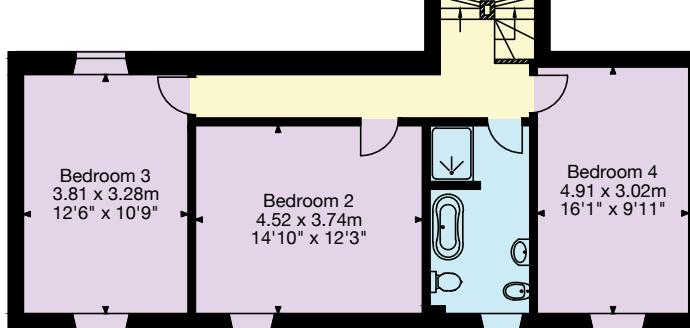
Freddie Wright

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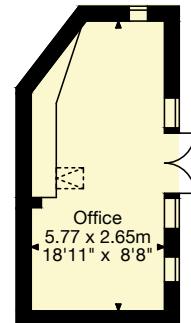
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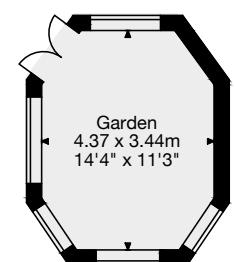
Second Floor



First Floor



Outbuilding



Outbuilding

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs and videos dated February 2022.

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