



Reservoir View, The Woodlands Estate Tutors Hill, Cheddar,
BS27 3JQ

HUNTERS®
EXCLUSIVE

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£2,750,000

*** OPEN DAY SATURDAY 17TH JANUARY, CALL TO ARRANGE AN EXCLUSIVE APPOINTMENT***

*** EXCLUSIVE TO THE MARKET FOR THE FIRST TIME*** Introducing Reservoir View, a truly exclusive, exceptional and unique Five bedroom property, situated within the Woodland Estate, on the edge of the Mendip Hills. A hidden gem nestled in woodland offering natural beauty and outstanding views of Cheddar reservoir and beyond. A one off opportunity showcasing Bespoke Design and refined luxury.

This remarkable home has been meticulously curated to deliver an exceptional standard of modern luxury, combining architectural elegance with bespoke craftsmanship throughout.

The property offers five beautifully proportioned double bedrooms, with four benefitting from exquisitely appointed en-suite bathrooms. Each bedroom has been individually designed, creating a collection of private retreats, each with its own distinctive identity and refined finish.

The principal suite is a standout feature, presenting a serene sanctuary complete with a freestanding statement bath and double walk-in shower, evoking the ambience of a private spa.

At the heart of the home lies a stunning open-plan kitchen and living space, designed for both sophisticated entertaining and luxurious everyday living. The bespoke kitchen is finished to the highest specification and equipped with premium Neff appliances, including a double oven, seamlessly blending cutting-edge performance with timeless design. All bathrooms are individually bespoke, reflecting exceptional attention to detail and craftsmanship.

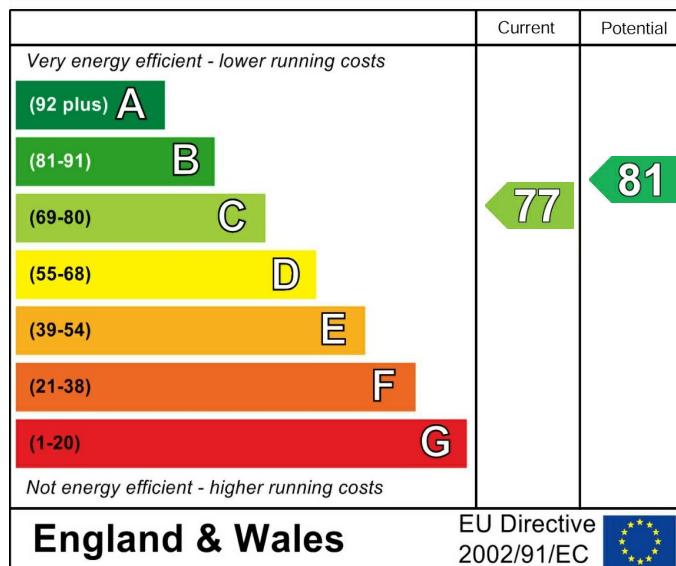
This is a home of rare quality and individuality, offering understated luxury, thoughtful design, and an uncompromising standard throughout, an exceptional opportunity for the discerning buyer.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

