

CV

CHAPEL VIEW

HIGHFIELD HOUSE

IVY HOUSE

THE LAURELS

AND

CHAPEL VIEW

THE DOWN | ALVESTON
SOUTH GLOUCESTERSHIRE

A exclusive development of four family homes



HAWKFIELD
HOMES

www.hawkfieldhomes.co.uk

HIGHFIELD HOUSE

Highfield House is a stunning five bedroomed family home sitting within the cul de sac courtyard at Chapel View. The thoughtful design is sure to appeal to those buyers looking for a large family home or indeed the clever layout would perfectly suit dual occupation on the lower ground floor. Having a sumptuous kitchen/dining/living space on the hall floor and two further reception rooms, this spacious property also benefits from four bedrooms to the first floor, two of which are en suite and a large family bathroom. With level lawned gardens and a garage to house three vehicles, Highfield House is everything and more that a discerning buyer would want from an architect designed property.



IVY HOUSE

Ivy House sits within the beautiful development of Chapel View and cleverly incorporates not just outstanding design but equally this large family home offers easy, open plan living and the highest level of contemporary sophistication. With a breathtaking kitchen, dining and family space with glass balustrading to the sunken garden room, multi-folding doors opening through to the beautifully landscaped gardens (designed by Outerspace Garden Design of Clevedon) with areas of decking, this really is an example of high end living. Upstairs the master suite is nothing short of a retreat and three further bedrooms complete the first floor accommodation. To the top floor the fifth bedroom with its own en suite is perfect accommodation for guests however this flexible space could so easily be the family rumpus room.



THE LAURELS

Situated to the front of Chapel View and with a fantastic open aspect across Alveston Down is The Laurels. This beautiful family home is of a traditional layout and offers a stunning and thoughtful layout over two floors. This property has a large reception room and additional study, a generous kitchen and dining space with multi-folding doors overlooking the rear gardens. There is also a large utility room leading from the kitchen. Upstairs the four generous bedrooms are all flooded with light, the master suite and second bedroom having sumptuous en suite shower rooms, a family bathroom completes the accommodation to this floor. Externally the enclosed rear garden has a lovely area of patio which in turn leads via the garden to the generous garage with parking for 2/3 cars on the driveway.



CHAPEL VIEW

With views overlooking The Down to the front, Chapel View is of the same design as The Laurels.

The stunning Mayflower Kitchens of Wellington designed bespoke kitchen encompasses everything that Hawkfield Homes are renowned for. The gorgeous kitchen cabinetry is further complimented with beautiful composite worktops. From the NEFF integrated appliances to the thoughtful addition of USB charging points throughout the property, everything and more has been thought of within these two properties.

Porcelanosa tiling to the family bathrooms and to both en suites compliment the cool and contemporary colours that perfectly flow through this outstanding family home.



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CHAPEL VIEW

FLOOR PLANS & DIMENSIONS

Maximum dimensions are quoted in irregular shaped rooms and are indicative only.

HIGHFIELD HOUSE

Lower Ground Floor

Hallway		
Bedroom	7.24m x 3.34m	23'9" x 10'11"
En suite	3.19m x 1.70m	10'5" x 5'6"
Utility	2.38m x 1.89m	7'9" x 6'2"
Triple Garage	11.78m x 4.47m	38'6" x 14'6"

Ground Floor

Entrance Hall		
Kitchen/Day/Dining	11.78m x 4.47m	38'7" x 14'7"
Living Room	6.41m x 3.29m	21'0" x 10'9"
Study	3.30m x 2.86m	10'9" x 9'4"
Cloakroom		

First Floor

Bedroom 1	5.55m x 4.49m	18'2" x 14'8"
En suite	3.30m x 1.78m	10'10" x 5'10"
Bedroom 2	5.93m x 3.32m	19'5" x 10'10"
En suite	2.65m x 1.41m	8'8" x 4'7"
Bedroom 3	4.90m x 3.04m	16'0" x 9'11"
Bedroom 4	4.41m x 3.05m	14'5" x 10'0"
Bathroom	3.81m x 2.05m	12'5" x 6'8"

Total Internal Area 296.2sq.m. 3188sq.ft.

IVY HOUSE

Ground Floor

Entrance Hall		
Kitchen/Lounge/Dining	11.87m x 5.53m	38'11" x 18'1"
Living Room	4.59m x 4.56m	15'0" x 14'11"
Garden Room	4.56m x 2.69m	14'11" x 8'9"
Store Room	2.80m x 1.83m	9'1" x 6'0"
Cloakroom		
Garage	4.56m x 1.90m	14'9" x 6'2"

First Floor

Master Bedroom	6.51m x 5.27m	21'4" x 17'3"
En suite	2.61m x 1.99m	8'6" x 6'6"
Bedroom 2	4.60m x 3.25m	15'1" x 10'7"
Bedroom 3	5.25 x 3.33m	17'2" x 10'11"
Bedroom 5	3.23m x 2.99m	10'7" x 9'9"
Bathroom	2.64m x 1.94m	8'7" x 6'4"

Second Floor

Bedroom 4	6.10m x 5.10m	20'0" x 16'8"
En suite	1.68m x 1.19m	5'6" x 3'10"
Eaves Storage		

Total Internal Area 255.5sq.m. 2750sq.ft.

THE LAURELS & CHAPEL VIEW

Ground Floor

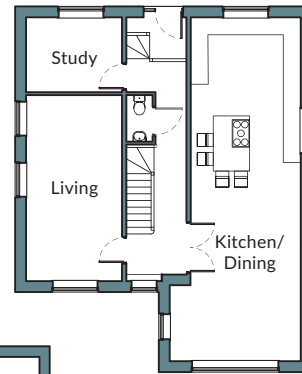
Entrance Hall		
Kitchen/Dining	7.01m x 4.87m	23' 11" x 16' 1"
Utility	2.44m x 3.35m	8' 6" x 11' 2"
Living Room	5.79m x 3.35m	19' 4" x 11' 6"
Study	2.43m x 2.13m	8' 10" x 7' 10"
Cloakroom		
Garage	5.41m x 3.80m	17'7" x 12'4"

First Floor

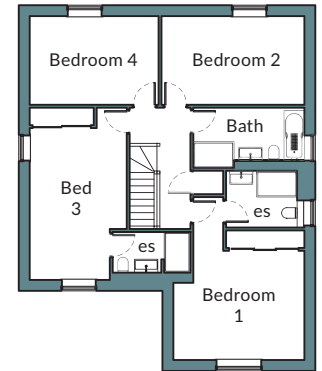
Master Bedroom	5.18m x 3.65m	17'9" x 12'10"
En suite	2.43m x 1.52	8'2" x 5'3"
Bedroom 2	4.87m x 3.35m	16'5" x 11'10"
En suite	1.52m x 1.82m	5'7" x 6'7"
Bedroom 3	3.35m x 3.35m	11'2" x 11'10"
Bedroom 4	2.43m x 1.82m	8'10" x 6'7"
Bathroom		

Total Internal Area 187.5sq.m. 2018sq.ft.

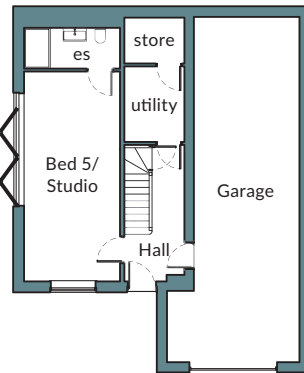
Ground Floor



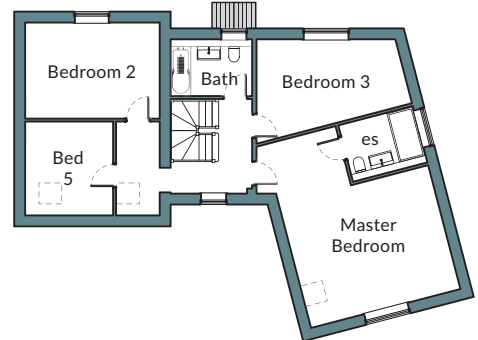
First Floor



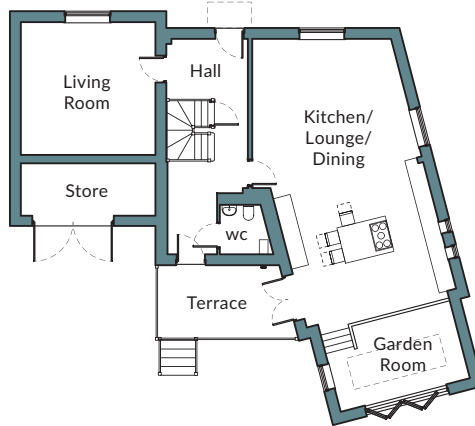
Lower Ground Floor



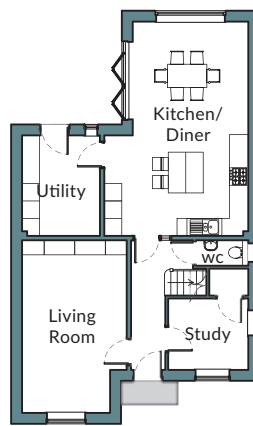
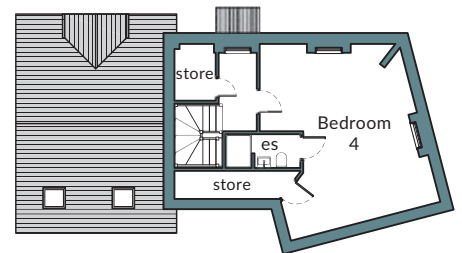
First Floor



Ground Floor



Second Floor



Ground Floor



First Floor

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CHAPEL VIEW

THE DOWN | ALVESTON
SOUTH GLOUCESTERSHIRE

THE LOCATION

Beautifully situated on The Down in the historic village of Alveston, Chapel View epitomises village life... set in the heart of this charming village (*the former Royal Manor of Alveston*), with countryside on your doorstep... rural pubs, beautiful villages and majestic castles, even The Cotswolds: an Area of Outstanding Natural Beauty, all within easy reach.

Despite this rural idyll, the thriving and cosmopolitan city of Bristol is also nearby. The M5/M4 intersection is just c.4 miles away providing easy access to the cities of Bristol and Bath, Cheltenham and Gloucester and The South West. To the east the M4 provides a quick and convenient access to Swindon, Reading and London.

SITE PLAN



LOCATION MAP



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ABOUT US

A house is more than just bricks and mortar. It's a home.

It's a place of dreams, memories and experiences. Yet a home also has to be functional and get the basics right... all day... everyday.

At Hawkfield Homes we understand and appreciate that, and we strive to achieve this on all of our developments... As soon as you step into one of our homes you'll feel our commitment to building living spaces that blend imaginative design with superb functionality.

So it's going to look nice and it's going to make your life easier... From space planning through to fixtures and fittings we've thought about things... a lot!

Whatever your style, from urban chic to traditional elegance, we have the ability to personalise your new home to suit you and your family perfectly... making your home as unique and individual as you are.

HAWKFIELD HOMES... Professional in our approach, entrepreneurial in our thinking, creative in our design and space planning and loyal in our relationships...

Contact us to make an appointment to view our stunning new family homes at Chapel View... on 0330 123 93



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HOMES**

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DISCLAIMER Whilst every care has been taken to prepare this sales brochure to accurately reflect the properties on this development site, the information provided is intended as a preliminary guide only as changes may occur during the construction process. Therefore nothing contained herein shall constitute or form part of any contract.

Room sizes are believed to be accurate, although these are given as an approximate guide only, as again changes may occur during the construction process.

The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens, bathrooms or any internal wall finish.