



# HAWKFIELD HOUSE

ALVESTON

A MODERN, SOPHISTICATED FIVE  
BEDROOMED FAMILY HOME





## WELCOME TO HAWKFIELD HOUSE

*Hawkfield House sits within the picturesque village of Alveston and overlooks The Downs in South Gloucestershire.*

*This outstanding house is perfectly positioned within a sunny courtyard and 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.*



1



2



3



- 1 Garden Room
- 2 Garden, lower deck looking into garden room
- 3 Hawkfield House Sign
- 4 Kitchen
- 5 Kitchen Island

4



5







- 1 Principle bedroom
- 2 Principle bedroom and ensuite
- 3 Bedroom detail



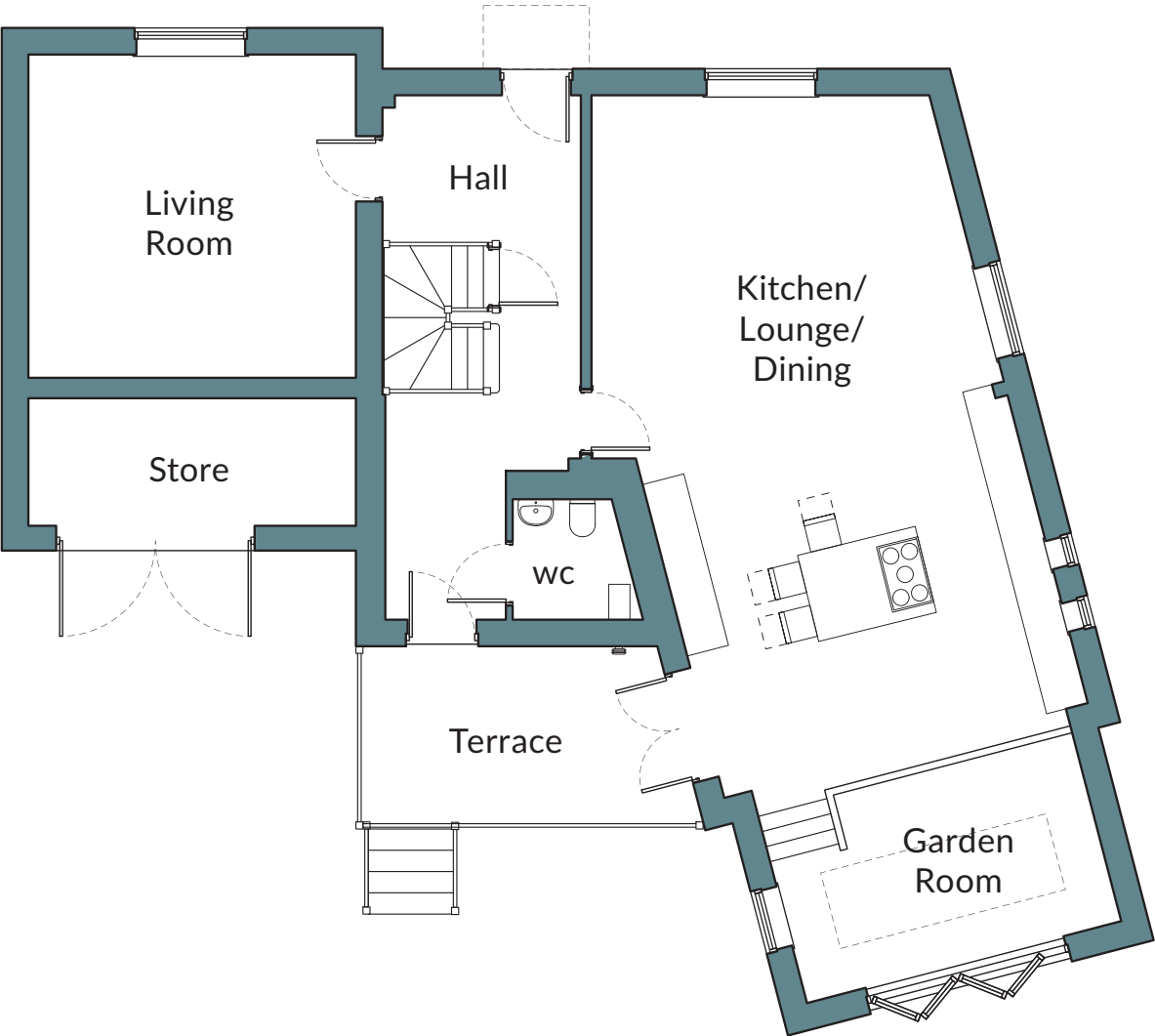


- 1 Attractive open hallway
- 2 Sitting Room
- 3 Family bathroom with Porcelanosa tiling
- 4 Ensuite to principle bathroom – Porcelanosa tiling





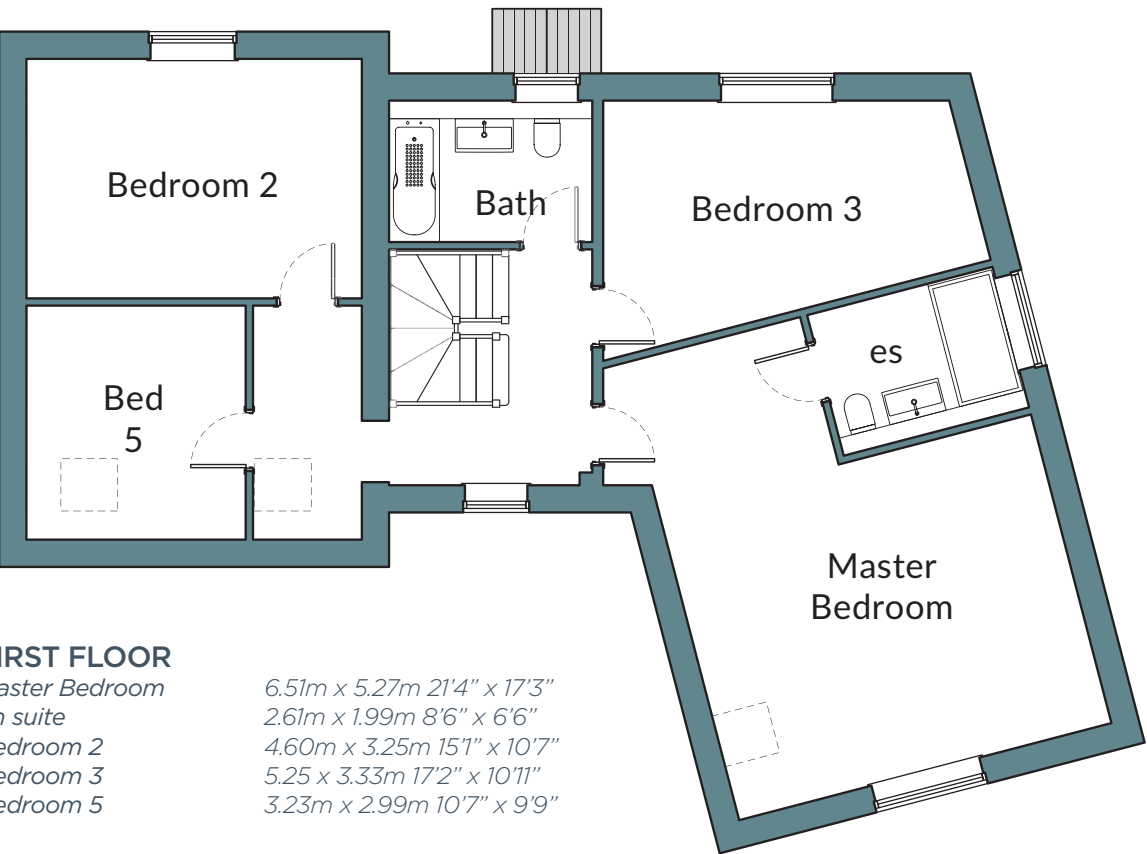
Ground Floor



GROUND FLOOR		
Kitchen/Lounge	11.87m x 5.53m	38'11" x 18'1"
Dining/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"
Garage	4.56m x 1.90m	14'9" x 6'2"

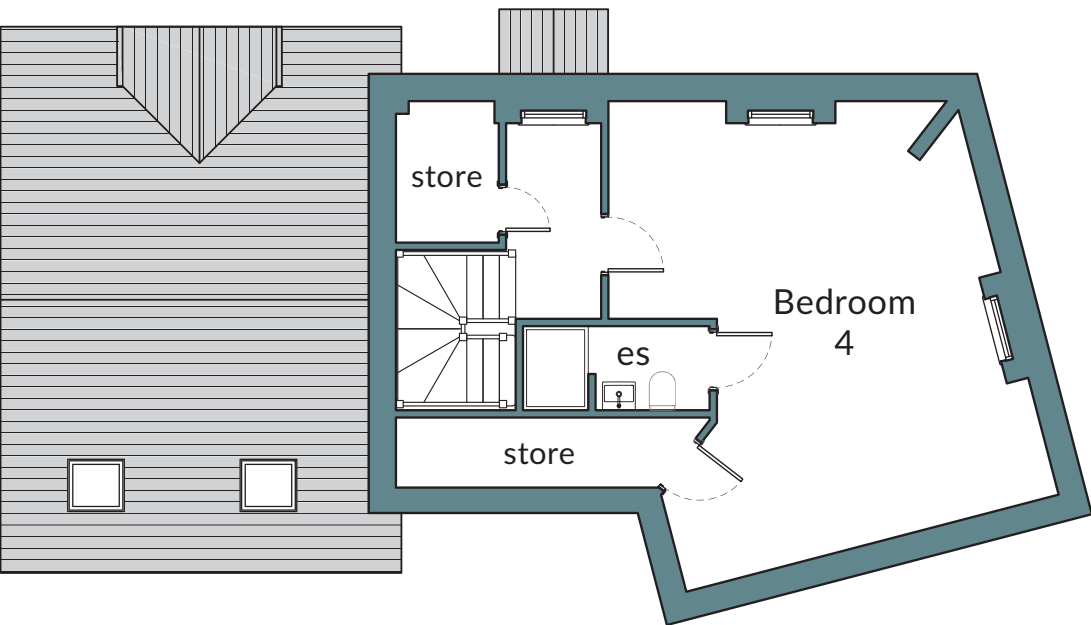
Hawkfield House Total Internal Area  
255.5sq.m. 2750sq.ft.

First Floor



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"

Second Floor



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"



Hawkfield House,  
25 The Down, Alveston, BS35 3PH

## LOCATION

Beautifully situated on The Down in the historic village of Alveston, Hawkfield House at 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.



At Hawkfield Homes we believe that a house is more than just bricks and mortar. It's a home, it's a place of dreams, memories and experiences. But a home has also got to function and do the basics right, all day, every day.

We understand this, and strive to achieve it 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 are a blend of innovative design and functionality

No matter the scale of the development we put the same creativity and attention to detail into each and every home that we build. So it's going to look great and it's going to make your life easier. From imaginative space planning through to fixtures and fittings, we've thought about things – a lot!

Throughout the West of England, we work with award winning architects and designers to create bespoke properties that stand out and make us proud.

Our schemes range from 4 to 30 units and include Listed building conversions, city centre apartments, greenfield sites, family homes through to brownfield site regeneration. So whether you are a first time buyer, an investor or if you are looking for a great family home; we look forward to talking to you.

Hawkfield Homes – as individual as you are.



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