



Bay Tree  
Christchurch Hill | Christchurch | Newport | Gwent | NP18 1JP



# STEP INSIDE

## Bay Tree

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Stepping into Bay Tree, you are welcomed by a cozy reception room, perfect for relaxing after a long day. This inviting space exudes warmth and charm, offering a quiet retreat with a comfortable ambiance. The characterful features add to the home appeal, making it a delightful first impression.

Moving through, the heart of the home is the expansive open-plan family and dining room. This stunning space is defined by its beautiful beams, adding a touch of rustic charm to the modern layout. Generously proportioned, it is ideal for both everyday living and entertaining, with ample space for gatherings and family time. The seamless flow between the areas creates a sense of openness while maintaining a homely atmosphere.

Upstairs, Bay Tree boasts four well-appointed bedrooms, each offering a peaceful retreat. The principal bedroom benefits from a private en-suite, providing a touch of luxury and convenience. The remaining bedrooms are equally inviting, filled with natural light and offering flexible spaces to suit your needs. A separate family bathroom serves the other bedrooms, designed to a high standard with both style and functionality in mind.

Throughout the home, there is a perfect blend of character and contemporary comfort, making Bay Tree a truly special place to live. Whether you're drawn to its charming features, the generous living spaces, or the well-balanced layout, this home is ready to welcome its next owners.



























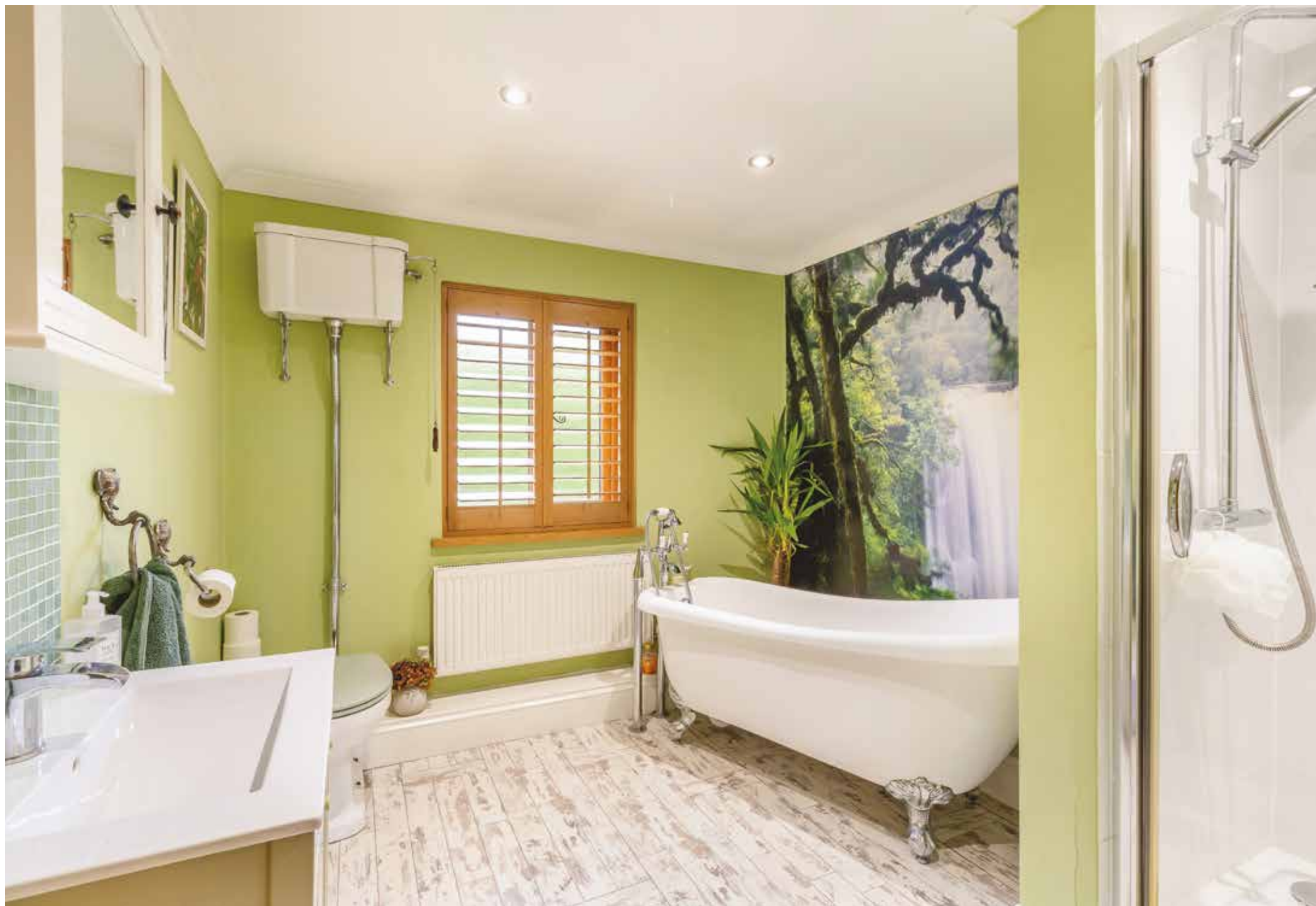














# STEP OUTSIDE

## Bay Tree

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Stepping outside, Bay Tree offers a wonderful balance of outdoor space, perfect for relaxation and entertaining. To the rear, a private patio and lawned garden provide a peaceful retreat, ideal for alfresco dining or simply unwinding in the fresh air. At the front, a decked area takes full advantage of the breathtaking countryside views, creating the perfect spot to enjoy morning coffee or sunset vistas. A charming front green enhances the setting, adding to the home's appeal.

The impressive frontage offers ample space for multiple vehicles, complemented by a secure triple garage for additional parking and storage. Electric gates provide both security and exclusivity, making for a grand entrance to this fantastic home.

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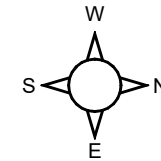




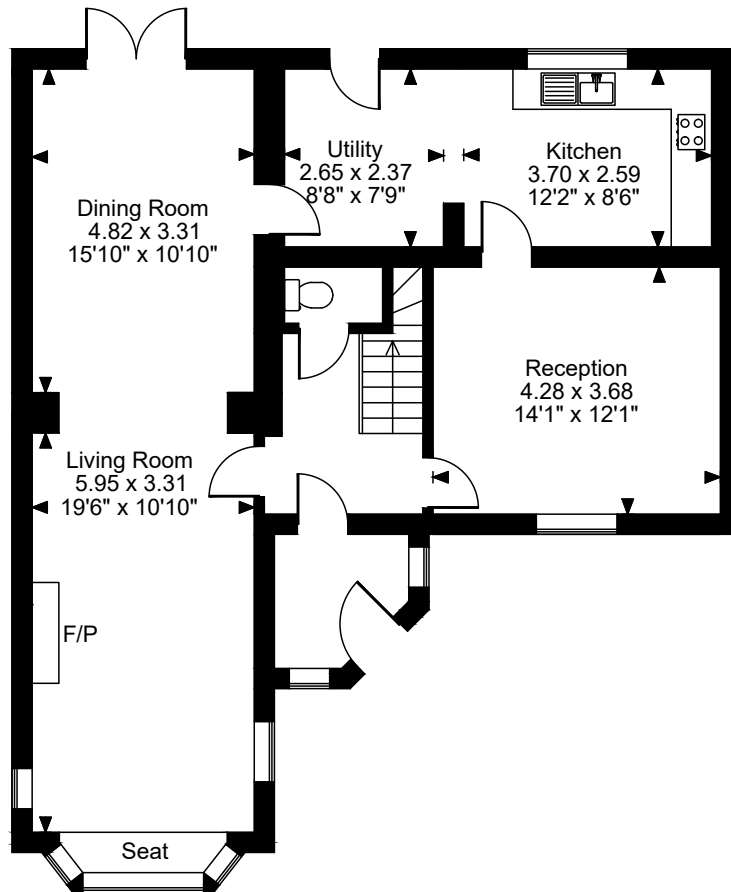




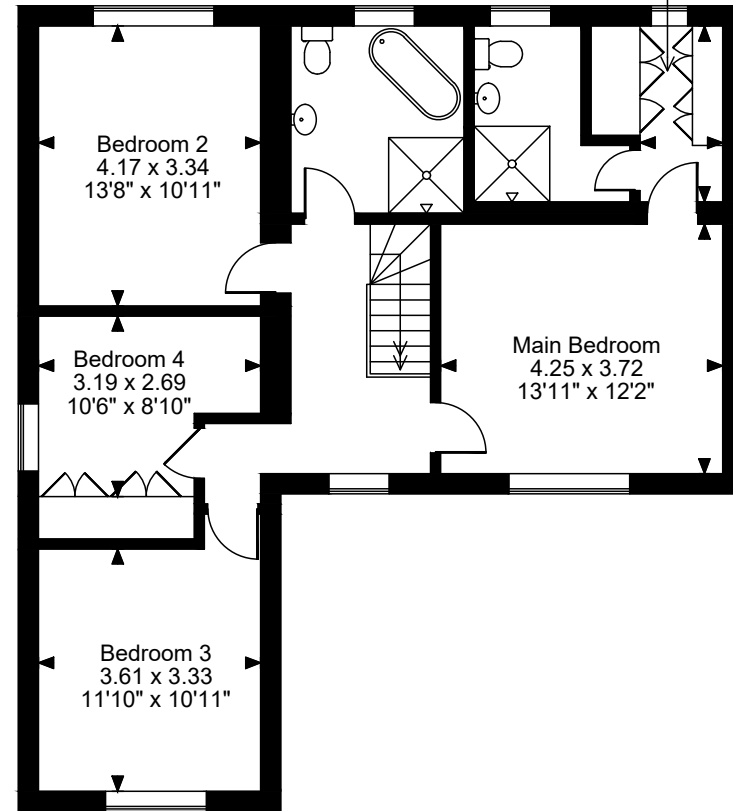
**Bay Tree Christchurch Hill, Christchurch, Newport, Gwent**  
**Approximate Gross Internal Area**  
**1850 Sq Ft/172 Sq M**



Dressing Room  
 2.62 x 1.23  
 8'7" x 4'0"



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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