





Offers over £485,000

TENURE : FREEHOLD

Church Lane, Alvington, GL15

Bedrooms : 4 **Bathrooms : 2** **Reception Rooms : 3**

- **Electric Car Charging Point**
- **Cute & Cozy Wood burner**
- **Two Balconies off the Master bedroom**
- **Luxury Rolltop bath in Master bedroom**
- **Large and stylish shower room**
- **Expansive views over the Severn Estuary**

Aroha Lettings and Property Management
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THE ONE WITH THE VIEWS...

A unique four-bedroom detached home | Expansive Severn Estuary views | Versatile living | Two balconies off the master bedroom | Quirky & seriously special

If you're looking for a home that offers something a little different, with views that will genuinely stop you in your tracks, we think we may have found it.

Set in a superb position overlooking the Severn Estuary and surrounding countryside, this individually designed four-bedroom detached home is anything but ordinary, and we have the absolute pleasure of listing and showcasing this incredible Bespoke Home.

Originally designed and created by the previous owners, the house has been thoughtfully planned around the way a modern family actually lives, offering versatile accommodation, fantastic entertaining space and some wonderfully quirky features that you simply don't come across every day.

And the views...

Well, they are pretty special.

From various rooms throughout the property, you are treated to an ever-changing outlook across the open countryside and towards the Severn Estuary. It's the kind of view that makes you want to stop for a minute, grab a coffee and just take it all in.

THE HEART OF THE HOME

The ground floor has been designed with modern living very much in mind, with a fabulous open-plan living space creating a sociable and versatile heart to the home.

Whether you're entertaining friends, spending time with the family or simply enjoying a quiet evening together, this space gives you plenty of room to live, relax and enjoy the incredible surroundings.

And then there's the kitchen...

We're not sure whether cooking dinner or doing the washing up has ever been this appealing.

With those views stretching out beyond you, even loading the dishwasher suddenly feels like a much more enjoyable experience.

The kitchen has been positioned perfectly to make the most of the outlook, meaning that whether you're preparing breakfast, cooking dinner or simply standing at the sink, you have something far more interesting to look at than the neighbouring house.

ROOM TO ESCAPE

While the open-plan living space is very much the social hub of the home, there is also a separate snug/chill-out room, giving you somewhere to escape when you fancy stepping away from the action.

Movie night? Quiet reading space? Somewhere for the kids to disappear to?

You decide.

There is also a separate office, which is ideal for anyone working from home. And because this house is all about flexibility, should you need another bedroom, this room could potentially provide that option too.

That versatility is one of the things we really like about this property.

It has been designed to adapt.

AND THEN WE HEAD UPSTAIRS...

The first floor is where things get really interesting.

The Master bedroom, with the dual balconies with views and the freestanding bath, makes you feel like you are on a permanent holiday and without a care in the world.

But the best bit!

Your very own glass balcony with views.... This bit completely sealed the deal for me.

Imagine stepping outside first thing in the morning with a coffee, or heading out in the evening with a glass of wine and watching the countryside sunset or sunrise.

This is not just a bedroom.

It's somewhere you'll actually want to spend time.

And then, because this home clearly doesn't believe in doing things by halves, there is a freestanding bath within the bedroom.

Yes, really.

Add in the rather brilliant laundry chute, and you begin to understand exactly what we mean when we say this home is unique.

It's quirky.

It's practical.

It's a little bit bonkers.

And we absolutely love it.

THE OUTSIDE SPACE

The rear garden has also been designed with modern life in mind, offering a low-maintenance outdoor space where you can sit back, relax and enjoy those uninterrupted countryside views.

There's no need to spend every weekend maintaining acres of garden.

Instead, you can simply enjoy it.

Whether it's morning coffee, an afternoon with friends or an evening watching the sunset, the outside space provides another fantastic place to appreciate the setting.

And with views like these, we suspect the garden is going to become one of your favourite places to sit.

WHY WE THINK YOU'LL LOVE IT...

- Individually designed four-bedroom detached home
- Expansive views over the Severn Estuary and surrounding countryside
- Fantastic open-plan living space

- Separate snug/chill-out room
- Dedicated home office
- Versatile accommodation throughout
- Stunning kitchen with incredible views
- Principal bedroom with double aspect
- Private balcony accessed from the principal bedroom
- Freestanding bath within the bedroom
- Useful and unusual laundry chute
- Low-maintenance rear garden
- Wonderful sense of privacy and space
- A truly individual and quirky home
- A property that really needs to be viewed to be appreciated
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THE LOCATION

Positioned to make the most of its elevated outlook, this home offers something that is increasingly difficult to find, space, privacy and genuinely impressive countryside views, while still providing a practical base for everyday life.

The surrounding area offers plenty of opportunities to enjoy the outdoors, with open countryside, walks and scenic routes all close by.

And, of course, having the Severn Estuary forming such a dramatic part of the outlook means that the scenery here is constantly changing. Different weather, different seasons and different times of day all bring something new.

Quite simply, the view never gets old.

EARLY VIEWING IS HIGHLY RECOMMENDED...

We have the keys, so there really is no excuse.

If you're looking for a home that is a little bit different, offers incredible views and has those quirky touches that make you smile every time you discover them, we think this one deserves to be very high on your viewing list.

Because some houses are simply houses.

This one has personality. GET IN TOUCH WITH THE SALES TEAM FOR AN ACCOMPANIED APPOINTMENT.

Kitchen & Dining Room *11' 9" x 25' (3.58m x 7.62m)*

Living Room *10' 3" x 15' 1" (3.12m x 4.60m)*

Living Room *12' 5" x 12' (3.78m x 3.66m)*

Study *10' 2" x 9' 7" (3.10m x 2.92m)*

Utility Room *6' 7" x 5' 9" (2.01m x 1.75m)*

Bedroom *12' 9" x 8' 4" (3.89m x 2.54m)*

Bathroom *8' 6" x 6' 2" (2.59m x 1.88m)*

Bedroom *16' 11" x 9' 6" (5.16m x 2.90m)*

Bedroom *14' 5" x 22' 2" (4.39m x 6.76m)*

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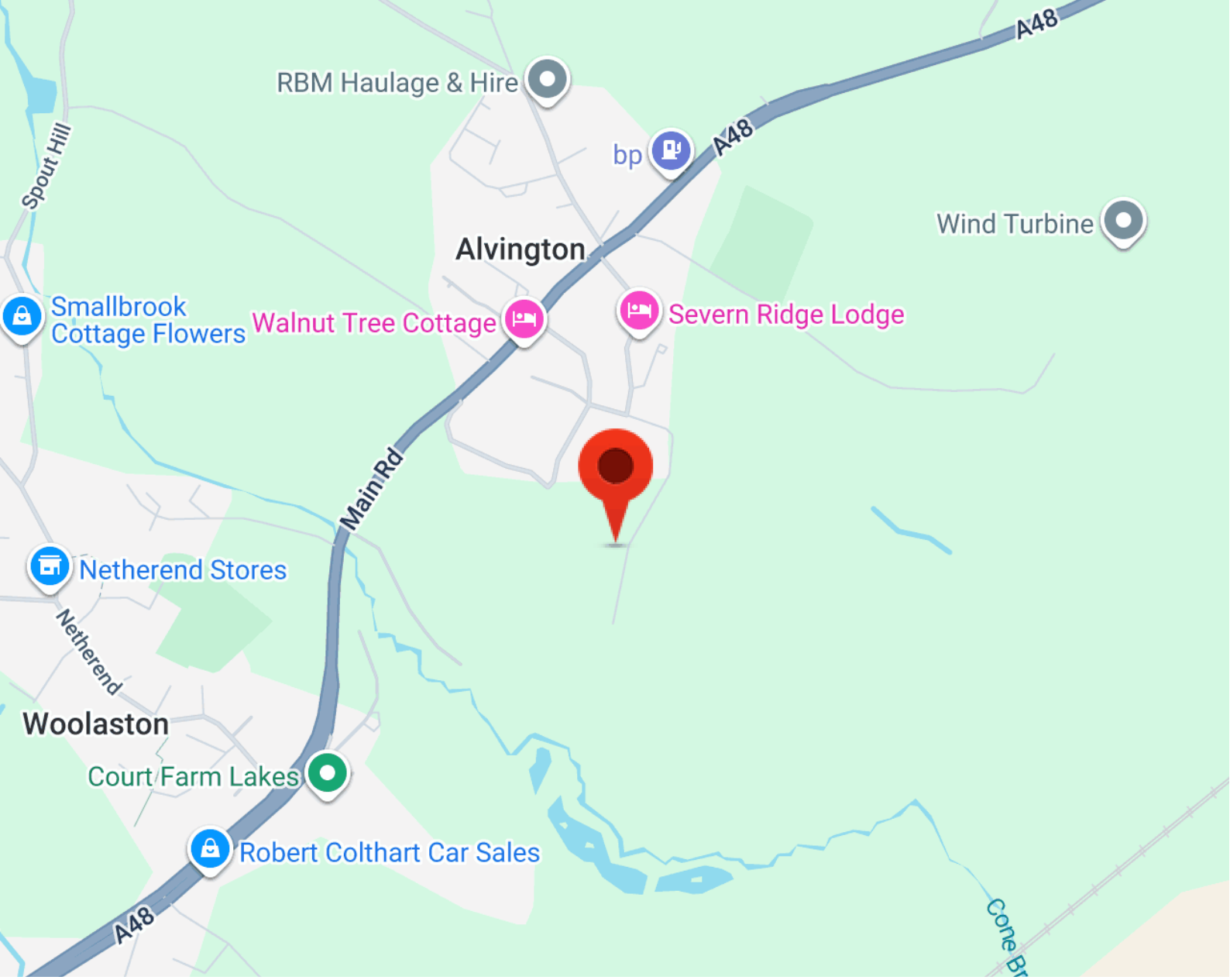
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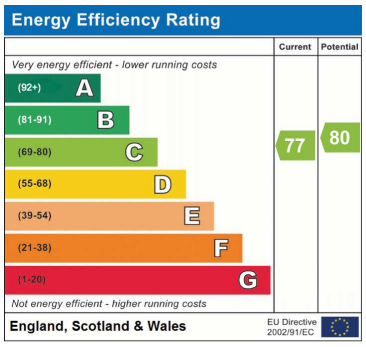
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