



Alvion House, Theale, Wedmore BS28 4SL

£1,190,000 Freehold

COOPER  
AND  
TANNER







# Alvion House, Theale Wedmore BS28 4SL

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 7  5  4  2 acres EPC D  
£1,190,000 Freehold

## Description

Surrounded by two acres of beautiful gardens and countryside views, this delightful five-bedroom farmhouse with its contemporary open-plan kitchen and numerous reception rooms, benefits from a separate one-bedroom annexe, triple garage and workshop.

Alvion is a sensitive blend of period charm and modern comforts, combining beams, flagstone flooring, and an inglenook fireplace with open-plan living spaces finished in a contemporary colour palette. The front door is central to the chocolate-box, traditional, stone exterior overlooking the cottage garden to the front but, as with many rural properties, the back door is more commonly used as it opens into the open-plan hub of the home. Here, a kitchen extension with lantern light roof and trifold doors opening to a sun terrace, offers plenty of space for a large kitchen table and areas for comfortable seating. The kitchen is fitted with a vast array of Shaker style wall and base units and kitchen island, topped with warm wooden work surfaces, and housing an integrated dishwasher and two ovens. There is ample space for a free-standing American style fridge/freezer. An adjacent utility provides further storage, space and plumbing for other appliances. Of the two main sitting rooms, the larger one provides a comfortable, sociable space for entertaining and relaxing whilst the smaller of the two is a cosy snug with an inglenook fireplace. Both feature log burning

stoves for those colder winter months. Two further reception rooms offer versatility of use, currently one is home to an art studio/office and the other a playroom for smaller family members. The first floor is divided into two separate wings, with a staircase on one side to the spacious principal suite with shower room, and another staircase on the other side to five lovely bedrooms, each with their own character and style, which all share a family bathroom and a shower room.

Away from the main house, and separated by a sweeping driveway, is the triple garage, workshop and first floor annexe. Stairs lead up to the modern, open-plan kitchen and living area, which benefits from French doors to a Juliette balcony overlooking the grounds and with stunning views to The Mendips. The double bedroom also enjoys these fabulous views from French doors, and the bedroom benefits from built-in eaves storage and a bathroom.

The grounds stretch out on all sides with formal gardens surrounding the main house and the annexe, and with a small field to west side and an extensive kitchen garden and orchard to the east. There is ample space for anyone wishing to embrace 'The Good Life', keeping chickens and growing their own produce, or for anyone wanting space for children and dogs to let off steam.

















**Local Information Theale**

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil

**Services:** Mains electricity and water, private drainage

**Tenure:** Freehold



**Motorway Links**

- M5 J22



**Train Links**

- Highbridge & Burnham
- Weston super Mare



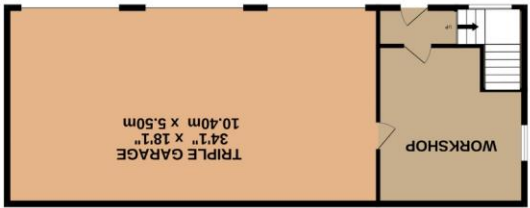
**Nearest Schools**

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 4141 sq.ft. (384.8 sq.m.) approx.



TRIPLE GARAGE  
588 sq.ft. (79.8 sq.m.) approx.



ANNEXE  
599 sq.ft. (55.6 sq.m.) approx.



GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.



1ST FLOOR  
1207 sq.ft. (112.1 sq.m.) approx.