

THE DORRETT'S

DEVAUDEN • NR CHEPSTOW • MONMOUTHSHIRE





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MONMOUTHSHIRE

*A charming period country house on edge of
village with spacious grounds.*

Hall • Sitting room • Drawing room • Dining room
Kitchen • Utility room • Laundry room • Cloaks/shower
Indoor swimming pool • Conservatory

Five bedrooms • Two bathrooms (one en-suite)

Stable block • Outbuildings • Barns

Two-bedroom cottage

Gardens • Pastureland

In all about 18.45 acres (7.47 hectares)

Chepstow 5 miles • Monmouth 10 miles
M48/M4 8 miles • Bristol 22 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on
the last page of the text.



Situation

The Dorretts is situated on the edge of the small village of Devauden amidst exceptionally beautiful countryside a few miles to the west of Chepstow. The historic town has extensive shops, schools and professional services and is famous for its medieval castle and racecourse, whilst the village itself has a small garage with a traditional shop attached. There are excellent state and private schools in the vicinity including Haberdashers' Monmouth for boys and girls and St Johns-On-The Hill. A good bus service is available to these schools from the village.



The M48 and M4 provide good access to Bristol, the major centres of South Wales and London. There are rail stations at Chepstow and Severn Junction, whilst Bristol Parkway has a rapid service to London Paddington.



International airports include Birmingham, Bristol and Cardiff.

The rolling countryside and good communications allow for a host of recreational opportunities. These include golf courses at St Pierre, Celtic Manor and Rolls of Monmouth; racing at Chepstow and Bath; fishing and canoeing on the nearby River Wye; and a multitude of walks and rides through the adjacent Chepstow Park Wood and surrounding countryside.



The Dorretts

The Dorretts is believed to have been built in 1905 for a prominent shipping family on the site of a much older dwelling. With its back to the Village Green, the house has rolling countryside to the south facing front and a useful selection of outbuildings and a cottage off the yard, to the side.

A central hall leads off to the large reception rooms with period features such as handsome fireplaces, parquet floors, picture and dado rails and prominent bay windows overlooking the gardens. The kitchen has an oil-fired AGA inset in a chimney breast with a range of kitchen units, whilst useful rooms such as the utility and laundry room are off. A handsome staircase leads up to a large well lit landing and off to the five bedrooms and two bathrooms, one of which is en-suite with attractive views to the south.

There is a large indoor swimming pool with pump and changing rooms and sauna with a conservatory adjoining, overlooking the gardens.

Outbuildings

Immediately to the west of The Dorretts is a yard with a range of outbuildings which include a double garage, stables, store sheds and barns.

Dorretts Cottage

Attached to the stone barn is the Cottage with a lobby, sitting room, kitchen/dining room, bathroom and two upstairs bedrooms.

Gardens and Grounds

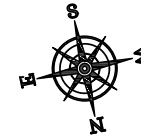
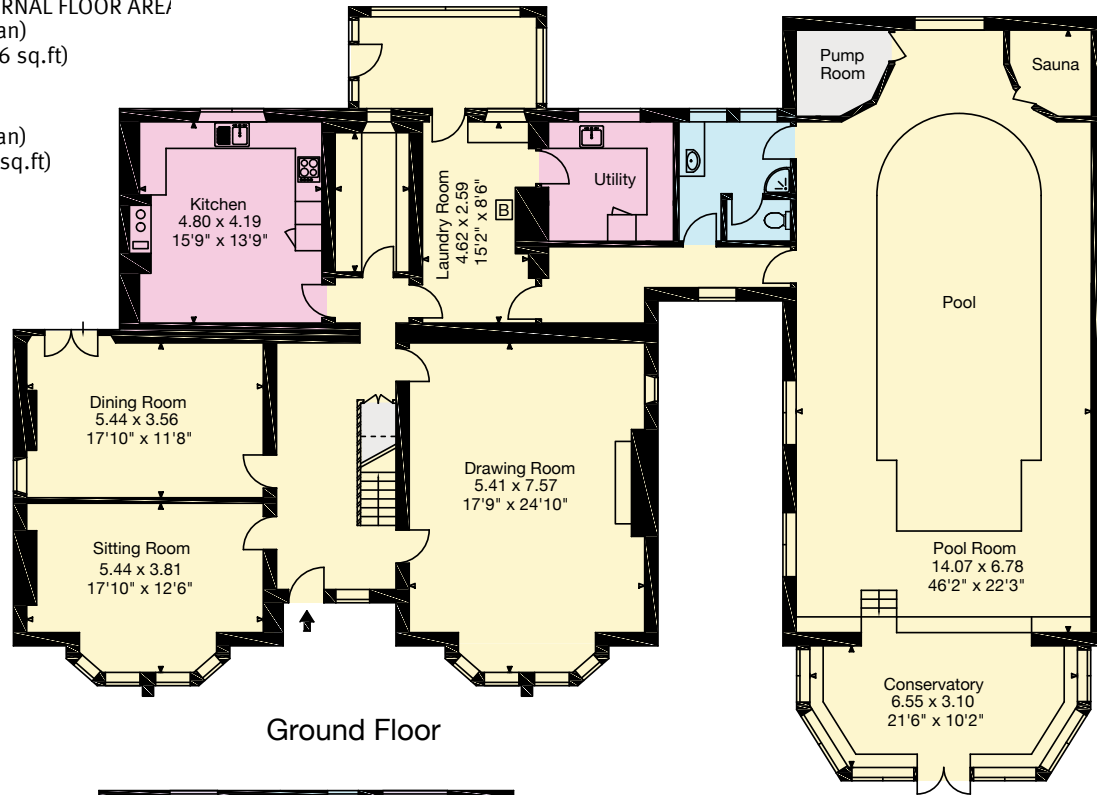
The gardens are largely south-facing with lawns running from a terrace close to the house and are planted with a variety of shrubs and mature trees.

Beyond are a series of four post and rail and hedged paddocks which, being flat and of good heart, are ideal for equestrian usage or other possibilities. There is a large established modern barn in the centre of the land.

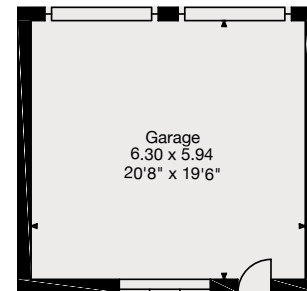
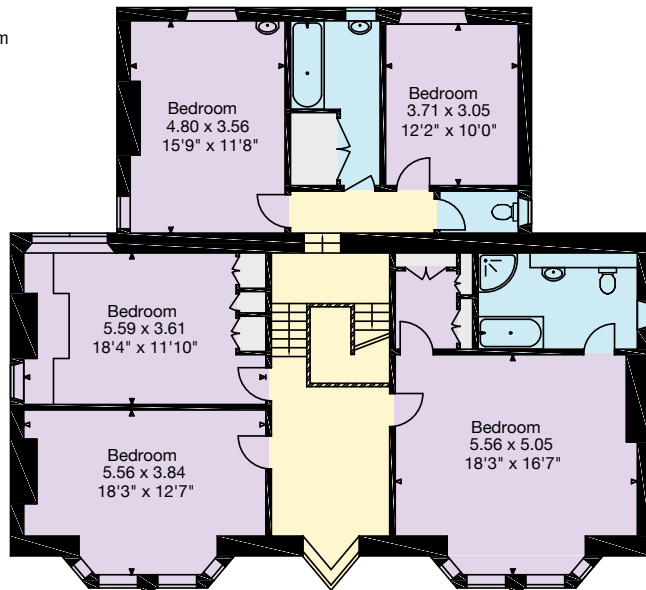


APPROXIMATE GROSS INTERNAL FLOOR AREA/
(No less than)
435 sq.m (4,686 sq.ft)

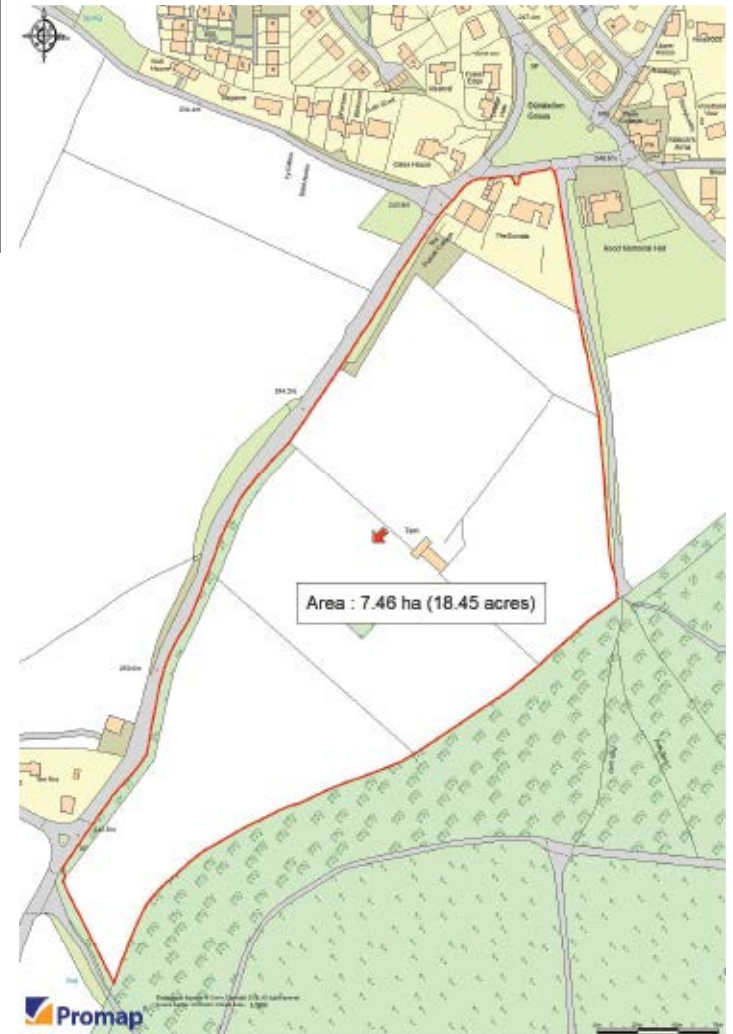
Garage
(No less than)
37 sq.m (403 sq.ft)



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Garage



Services

Mains, water, electricity and drainage. Oil-fired AGA and central heating system. Alarm system.

Directions (NP16 6NX)

From Chepstow, take the A466 past Chepstow Racecourse to St Arvans and turn left signed Devauden. Continue to the village and turn left in front of the Village Green and the property is on the left.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings etc. are specifically excluded but may be made available by separate negotiation.

Wayleaves Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Tenure

Freehold.

Local Authority

Monmouthshire County Council. Telephone 01633 644 644

Council tax band –

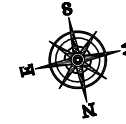
The Dorretts is in Band I.

The Dorretts Cottage is in Band E.

Viewings

Strictly by prior appointment with the joint agents.

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
538 sq.m (5,800 sq.ft)



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