



HIGH RIDGE,
Itton, Chepstow NP16 6BZ

DJ&P
NEWLAND RENNIE

RESIDENTIAL

HIGH RIDGE

Itton, Chepstow NP16 6BZ

- Elevated detached dormer bungalow set in over 1.26 acres of gardens and paddock with far reaching views across open countryside to the River Severn
- Versatile Accommodation with potential to extend subject to necessary consents
- Three/Four Double Bedrooms served by both a Downstairs Bathroom and a Family bathroom
- Two/Three Reception Rooms
- Kitchen with Breakfast Bar, Utility Room & Downstairs WC's
- L shaped Living Room with archway to Dining area
- Spacious Gardens including patio areas. Large lawn, Kitchen garden area, store sheds and separate paddock. Attached double garage and ample parking area
- Most Sought-After Village Location of Itton within a short distance of Chepstow Town
- Excellent Schooling within Shirenewton Primary catchment, Convenient Access to Bristol & Cardiff via M48/ M4 Motorway

GUIDE PRICE
£650,000

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DESCRIPTION

High Ridge, as its name suggests, occupies an elevated position with views across open countryside with far reaching views to the south east and the River Severn. Set in a rural location with grounds comprising a large lawned garden, patio areas and an adjacent paddock in all extending to 1.26 acres. The accommodation is versatile offering up to four double bedrooms within a chalet bungalow style property. The accommodation briefly comprises three/four double bedrooms, family bathroom, bathroom on the ground floor, two/ three reception rooms, including an L Shaped Living room with dining area, dining room/bedroom three and study/bedroom four, kitchen with breakfast bar, WC's, utility and an attached garage.

This versatile accommodation could meet a range of family demands with the property also offering an option for the potential to extend (subject to the necessary consents).

The front driveway provides ample parking and leads up to a double garage with an electric up and over door.

This is a rare opportunity to acquire a comfortable home in a highly sought-after rural village location set in significant grounds within a short driving distance of Chepstow and within a short walking distance of Chepstow Park Wood.

SITUATION

Itton is located in the Wye Valley Area of Outstanding Natural Beauty and has a strong local community with a Church and village hall being the focus for community events. The historic market town of Chepstow is just two miles away where you can find supermarkets, (including Tesco and Marks & Spencer), and shopping facilities, leisure centre, bars and restaurants with the immediate environs offering wonderful footpaths which straddle the Wye Valley.

The property is within excellent commuting distance of the regional centres of Bristol (20 miles), Cardiff (30 miles) and Newport (22 miles) being just 5 miles from Junction 2 of the M48 Motorway (Chepstow Severn Bridge) and just 10 miles from the M4/M5 Interchange. The M50 is 30 miles away providing access to The Midlands. The nearest train stations are at Chepstow and Severn Tunnel junction with Bristol Parkway Mainline station within a 30 minute drive giving access to London (1 hr 25 minutes).

ACCOMMODATION

Entrance Porch

Front door with side glazed panel opens into Entrance Porch, which leads to

Entrance Hall

Carpeted Hall with open tread staircase to first floor, served by a useful cloaks cupboard and door to

Downstairs WC

Comprising WC and wash hand basin

Kitchen

A range of fitted wall and floor units, stainless steel sink and drainer, integral dishwasher, integral Neff oven and fridge, electric induction hob, and integral extractor fan above. Cupboard housing hot water tank. Coved ceiling and tiled floor. The Kitchen enjoys a large picture window across the length of the room and the tiled worktop extends to provide a Breakfast Bar from which the fabulous views can be enjoyed. Door to the dining area part of the large living room area.

L shaped Lounge/Dining area

This fantastic L shaped lounge has a feature fireplace with inset electric fire, the room enjoys a dual aspect with a window to side but it is the patio doors out to the raised patio and further floor to ceiling windows across one side of the room that allow light to flood the room and enable the stunning views to be enjoyed. There is an archway to the dining area also with French doors to patio and door to the kitchen, though this has more recently been utilised as a separate snug area

Dining Room/Bedroom three

The dining room enjoys a front aspect and is adjacent to the downstairs Bathroom so lends itself to being used alternatively as a bedroom.

Study / Bedroom four

This room has a dual aspect to the front and side and is currently utilised as a study but could also serve as a fourth bedroom.

Downstairs Bathroom

Recently updated with a white suite and providing a bath with electric shower over, tiled surround and a vanity unit with wash hand basin. Window to the front rear aspect.

Rear Entrance Lobby / Utility Area/WC

UPVC back door leading to steps down to the garden and door to garage. Cupboard housing “Grant” boiler. Tiled flooring and an area providing space for American fridge freezer/freezer and washing machine, complimented by range of wall and base units, beech effect laminate worktop and stainless steel sink. Door to further WC and wash hand basin.

Stairs to First Floor Landing

Landing with large picture window to the rear garden and view, built in cupboards proving both hanging and shelved storage space and door to eaves storage.

Bedroom One

Large double bedroom enjoying a dual aspect to the side and rear with the wonderful views, ample storage with built in wardrobe.

Bedroom Two

A double bedroom with window to the side, door to storage in the eaves, built in wardrobes.

Family Bathroom

Comprising a white suite with bath, tiled surround, WC and pedestal wash hand basin. Frosted window to the front aspect.

OUTSIDE

Approached from Old School Lane the property is separated from the lane by a wooden post and rail fence, beech and native hedgerow with a wooden five bar gate opening onto tarmacadam driveway, providing ample parking, which leads up to the front door and double garage. There is an arched gateway with wrought iron pedestrian gate providing access to the garden from the drive. The front garden is laid to lawn and wraps around to the rear of the property. The double garage has an electric up and over door and windows overlooking the rear garden and a hatch to a boarded storage area in the roof.

The private rear garden is mainly laid out with an extensive lawned area planted with ornamental trees and a feature rockery; bounded by a mix of native, beech and conifer hedgerows with mature deciduous trees in the boundary. To the side of the property a useful store shed and greenhouse are the focus for the kitchen garden area with apple trees.

A raised patio across the rear of the property has steps down to another patio area with a further separate seating out area beside the summerhouse. These provide a wonderful area to sit out and enjoy the views.

Beyond the formal lawned area is a wooden five bar gate providing access to a paddock bounded by native hedgerows with a useful store shed.

VIDEO TOUR AVAILABLE

TENURE

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

SERVICES

Mains water and electric. Drainage to private septic tank. Oil fired central heating. Boiler housed in cupboard in Utility room and oil tank located in the garden. UPVC windows throughout save for the aluminium Kitchen window.

LOCAL AUTHORITY

Monmouthshire County Council

COUNCIL TAX BAND: H

EPC RATING: E

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie.
Tel: 01291 626775

AGENTS NOTE

There is a Covenant on the property restricting the use of the property to one dwelling.

DIRECTIONS

Leaving Chepstow at the Chepstow Racecourse roundabout take the B4293 signposted Itton/Devauden after approx. 2 miles as you enter Itton take the first right hand turn up Old School Lane and the property is next on the right behind the Old School.

FIXTURES & FITTINGS

Unless specifically described in these particulars, all other, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.

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PromapV2
LANDMARK INFORMATION

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Printed Scale: 1:25000 Paper Size: A4

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PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





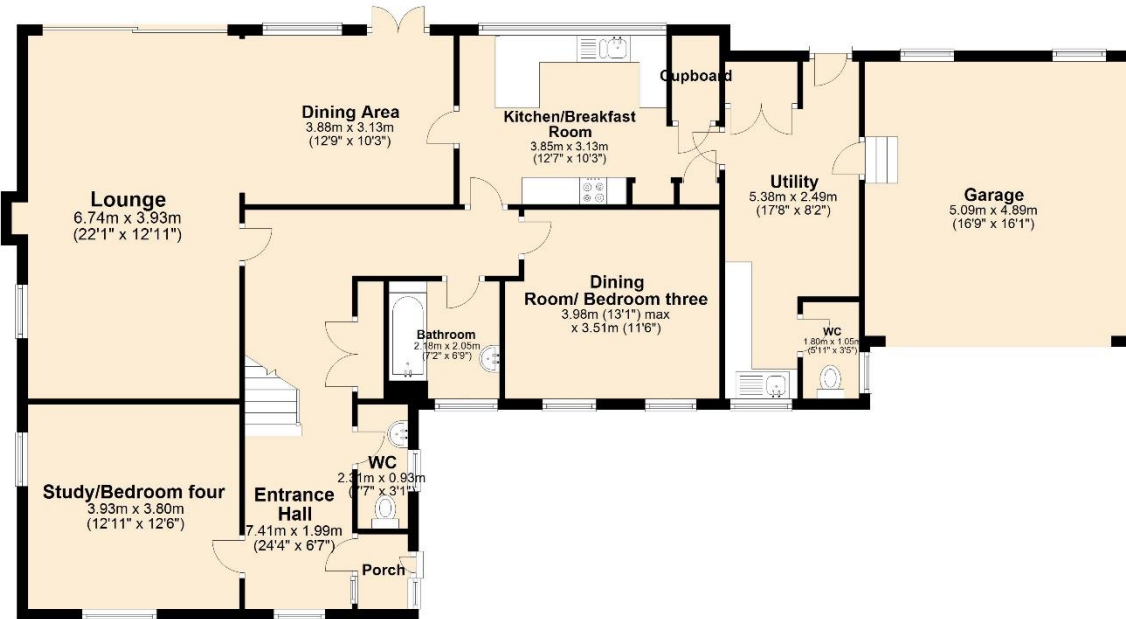




FLOORPLAN

Ground Floor

Approx. 155.7 sq. metres (1676.0 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.5 sq. feet)



Total area: approx. 218.2 sq. metres (2348.5 sq. feet)