



TUTSHILL, CHEPSTOW

DJ&P
NEWLAND RENNIE

RESIDENTIAL

TUTSHILL, CHEPSTOW

- Stylish Victorian Family Home of Circa. 2574 Sq. Ft, Finished to a Particularly High Standard Throughout
- Substantial & Versatile Accommodation Providing Multi-Generational Living/ Air BnB Opportunity
- Four/ Five Double Bedrooms (Master with En-suite) & Family Bathroom
- Four/ Five Reception Rooms, Utility & WC
- Open Plan Kitchen/ Breakfast/ Living Room with Roof Lantern, Central Island & Integrated Appliances
- Magnificent Orangery with Vaulted Ceiling & Under Floor Heating
- Spacious Gardens to Include Large Patio/ Terrace & Level Lawn, Detached Studio Offering Excellent Potential for Conversion (STP)
- Most Sought-After Village Location on the Outskirts of Chepstow Town
- Walking Distance to Local Amenities & Excellent Schooling, Convenient Access to Bristol & Cardiff via M48/ M4 Motorway
- A Rare Opportunity to Acquire a Magnificent Home

GUIDE PRICE
£679,950

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DESCRIPTION

Wye View Villa comprises a stylish Victorian property offering outstanding, substantial living accommodation arranged over three floors and providing plenty of versatile space to suit a variety of requirements. This immaculate family home has been updated by the current vendors and affords a contemporary modern design coupled with a range of original features; the accommodation briefly comprises: four/ five double bedrooms (master with en-suite) and family bathroom, four/ five reception rooms, an open plan kitchen/ breakfast room, ground floor WC, utility and a magnificent orangery to the rear overlooking the gardens.

There is fantastic opportunity to facilitate multi-generational living as well as home-working, running a business from home, or even air bnb potential. The front driveway provides extensive private parking and the gardens to the rear are of a fantastic size, boasting a large patio/ terrace and lawn, perfect for dining and entertaining. There is also a detached studio complete with full electricity connection which offers prime potential for additional living accommodation (subject to the necessary consent).

This is a rare opportunity to acquire a truly outstanding property, situated in a highly sought-after village location on the outskirts of Chepstow Town and within walking distance of excellent schooling and a range of amenities.

SITUATION

Tutshill is located on the outskirts of Chepstow, a historic market town where you can find a further array of facilities including supermarkets, shopping facilities, leisure centre, bars and restaurants and the immediate environs offer wonderful footpaths which straddle the Wye Valley including the Offa's Dyke footpath close by.

The property is within excellent commuting distance of the regional centres of Bristol (19 miles), Cardiff (33 miles) and Newport (21 miles) being just 3 miles from Junction 2 of the M48 Motorway (Chepstow Severn Bridge) and just 10 miles from the M4/M5 Interchange. The M50 is 20 miles away providing access to The Midlands. The nearest train stations are at Chepstow, Lydney and Severn Tunnel junction with Bristol Parkway Mainline station within a 25-minute drive giving swift access to London (1 hr 25 minutes).

ACCOMMODATION

ENTRANCE PORCH

Accessed by double doors to the front, a beautiful stained-glass door leads into:

ENTRANCE HALL

A beautiful floor area with mosaic tiles, stairs to the first floor and a useful under stairs storage cupboard, original period features.

LOUNGE

This fantastic reception room is at the front of the property and boasts a large feature bay window overlooking the garden to the front, there is a fire place with tiled hearth and opportunity to insert a wood burner.

DINING ROOM

This room would have originally been the dining room; however, the current owners utilise this as a fifth bedroom. There is another feature fire place and French doors leading down the side of the property.

SITTING ROOM

Wood flooring, fitted shelving, window to the side aspect, access to:

INNER HALL/ UTILITY AREA

This very useful area is ideal for bringing muddy children and dogs in and has a door to the side, wood effect porcelain tiled floor and built-in cupboards housing the washing machine, tumble dryer and Worcester combination boiler. There is a separate storage cupboard also. Access to the kitchen.

WC

Comprising WC, wash hand basin and tiled floor.

OPEN PLAN KITCHEN/ BREAKFAST/ LIVING ROOM

A magnificent room boasting a feature roof lantern which floods in natural light making this room feel extremely spacious. The extensive wall and base units boast granite worktops and tiled splash back. Inset sink with drainer and integrated electric hob, oven/ grill and dishwasher. Central island with additional storage and with breakfast area. French doors lead to the side. Wood effect porcelain tiled floor. There

is an additional space to one end which is currently used as a further seating area. Access to:

SNUG/ FAMILY ROOM

Again, another fantastic and spacious reception room. Currently utilised as another sitting room but with the option to become a play room/ games room. Feature exposed stone wall. Wood flooring, door and window to the side, bi-fold doors to:

ORANGERY

Wooden double glazed to the side and rear, feature pitched glass roof which floods in natural light. There is under floor heating and French doors leading to the rear patio. This is currently used as a dining room.

MEZZANINE/ HOME OFFICE

This very spacious room would make an ideal home office. It boasts double aspect to the side and rear.

STAIRS TO FIRST FLOOR

Split- level landing, with the first landing providing access to:

BEDROOM THREE

Double aspect to the side and rear, loft access.

STAIRS TO MAIN FIRST FLOOR LANDING

Providing access to main bedroom and family bathroom.

MASTER BEDROOM

A fantastic master bedroom with two windows to the front aspect and built-in wardrobes to one width.

EN-SUITE

Comprising large walk-in shower cubicle with mains fed shower unit and tiled surround, WC and wash hand basin with ceramic tiled splash back.

FAMILY BATHROOM

Comprising a bath with tiled surround, WC and wash hand basin over unit with tiled splash back. Frosted window to the rear aspect, airing cupboard, tiled floor.

STAIRS TO SECOND FLOOR LANDING

Velux window, second loft access and built-in shelving.

BEDROOM TWO

Window to the front aspect.

BEDROOM FOUR

Window to the rear aspect affording fine far-reaching views towards the River Severn, built-in wardrobes to one width.

OUTSIDE

To the front of the property there is an extensive driveway providing ample off-street parking. There is pedestrian, gated side access which leads to the rear garden.

The fully enclosed and private rear garden is a fantastic size, perfect for the whole family and offers a large patio/ terrace area accessed from the conservatory. Steps lead down to a mature garden area, mainly laid to lawn and offering prospective purchasers a 'blank canvas' to create a wild garden/ vegetable plot or even to remain as level lawn, perfect for children to play safely. At the far end of the rear garden, there is a second large patio which leads to a detached wooden outbuilding, currently used as a studio, which offers excellent space aside from the main house and could be utilised as a home office/ games room or even as additional accommodation (subject to the necessary consent).

TENURE

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

SERVICES

All mains services are connected to the property including gas central heating by Worcester combination boiler.

COUNCIL TAX BAND: E

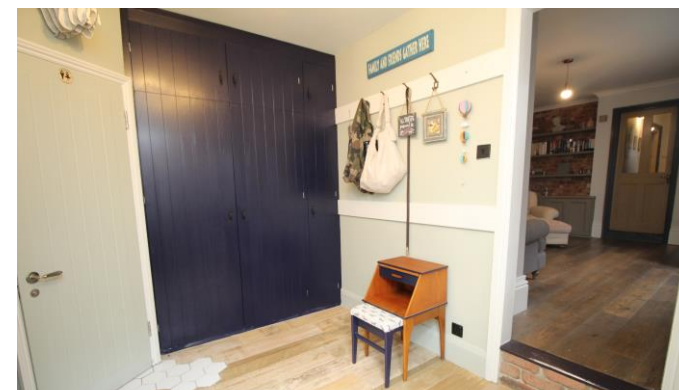
EPC RATING: F

VIEWING

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

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.



PLANS AND PARTICULARS

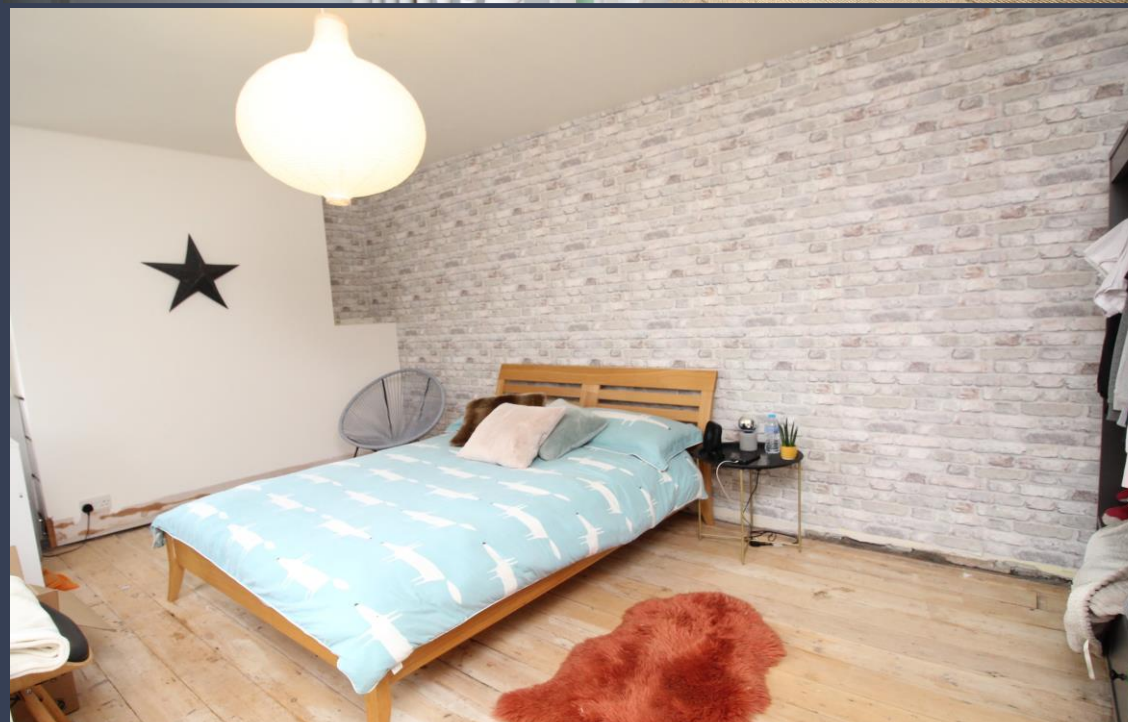
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.

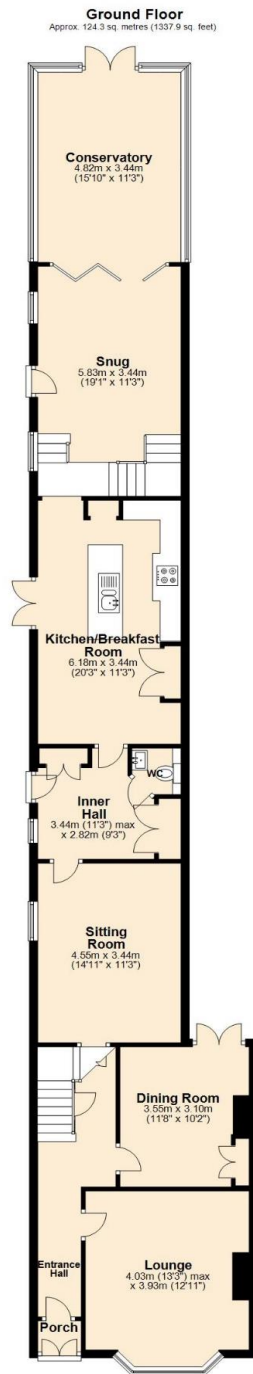








FLOORPLAN



Total area: approx. 239.2 sq. metres (2574.8 sq. feet)

