



CHISELHURST

CECILIFORD | TRELLECH | MONMOUTH | MONMOUTHSHIRE



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CHISELHURST OFFERS A SUPERB EQUESTRIAN SET UP SITUATED IN THE HEART OF MONMOUTHSHIRE BOASTING FANTASTIC LINKS TO THE LARGER CENTRES OF NEWPORT / CARDIFF / BRISTOL AND LONDON. INCLUDING A SUBSTANTIAL FOUR BEDROOM DETACHED RESIDENCE, LARGE FORMAL GARDEN, STABLE BLOCK, OUTDOOR DRESSAGE ARENA, AGRICULTURAL BUILDINGS, FIVE PADDOCKS AND COMPARTMENT OF WOODLAND EXTENDING IN TOTAL TO 10.17 ACRES.

- A substantial, detached equestrian residence being offered to the market with No Onward Chain•
- Four bedrooms, three bathrooms and three reception rooms•
- Large kitchen / breakfast room with Rayburn and utility room•
- Beautiful, lawned formal garden surrounding the property measuring approximately half an acre •
- Grounds split up into five paddocks, perfectly set up for equestrian use extending in total to 10.17 acres including outdoor dressage arena •
- Outbuildings to include stable block with five stables, tack room and two storage areas, a steel framed barn with storage area and woodshed •
- Compartment of woodland with ruins of a former cottage •
- Off-road parking area for multiple vehicles at the front of the property •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM CHISELHURST

Monmouth 6.3 miles • Chepstow 9.3 miles • Raglan 10.6 miles

Abergavenny 21.1 miles • Newport 23 miles

Bristol 26.1 miles • Cardiff 34.9 miles • London 133 miles

Chepstow Train Station 10 miles • Bristol Parkway Station 21.4 miles

Bristol Airport 36.5 miles • Birmingham Airport 83.4 miles

(all distances are approximate)

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



LOCATION & SITUATION

Chiselhurst enjoys an excellent private location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol / London via the M4.

Situated along a lane that only leads to two properties, it offers a secure setting whilst only being a mile away from village life.

Trellech is known for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. The Village is home to The Lion Inn public house, Trellech Primary School, a doctors surgery and The Church of St Nicholas. A circular walk from Trellech can be enjoyed taking in sights such as Harolds Stones, Cleddon Falls and Llandogo.

There are excellent connections to the main road network with the historic border town of Monmouth being only 6.3 miles away. Monmouth boasts excellent schools including Haberdashers Monmouth School, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

Chepstow, just under 10 miles away offers supermarkets, post office, doctors surgery, vets and a variety of primary and secondary schools, including private schooling at St Johns on the Hill. Chepstow Castle and Chepstow Racecourse are popular tourist attractions within the town.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Chiselhurst provides an appealing detached four bedroom residence which has been extended and updated but still allowing a purchaser the opportunity to add their own stamp during their ownership.

From the off road parking area, a porch provides access to the ground floor accommodation. The inner hallway houses a cloakroom, and doors open to the study and kitchen / breakfast room.

The kitchen / breakfast room is certainly the heart of the home and boasts a range of base and wall units, fridge freezer, integrated microwave, oven and space for other white goods. A green, multifueled Rayburn is the centrepiece of the kitchen. Multiple windows allow light to flood into the space but also provide a peaceful outlook across the garden and grounds. A convenient utility room can be found off the kitchen.

A door opens to the spacious dining room with sliding doors then leading into the conservatory and out to the patio.

The sitting room features a beautiful fireplace with woodburning stove and tiled hearth, beams and an exposed stone wall showcasing the character of this charming home. From the sitting room you can access the study which leads back to the inner hallway flowing extremely well.

A ground floor double bedroom with fitted wardrobes and bathroom can be reached from the study which could lend itself for multigenerational family living.

Stairs from the dining room lead up to the first floor accommodation which comprises of three double bedroom, two bathrooms and a large airing cupboard. Excellent views across your own grounds can be appreciated from every room in the property.

OUTSIDE

From the road, a private no through country lane leads to a set of wooden gates which open into a large off road parking area.

Surrounding the property is half an acre of beautiful formal lawned gardens with pond, summer house, patio and an abundance of mature shrubs and hedging borders. The patio can be accessed straight from the dining room making it perfect for al-fresco dining during the summer evenings.

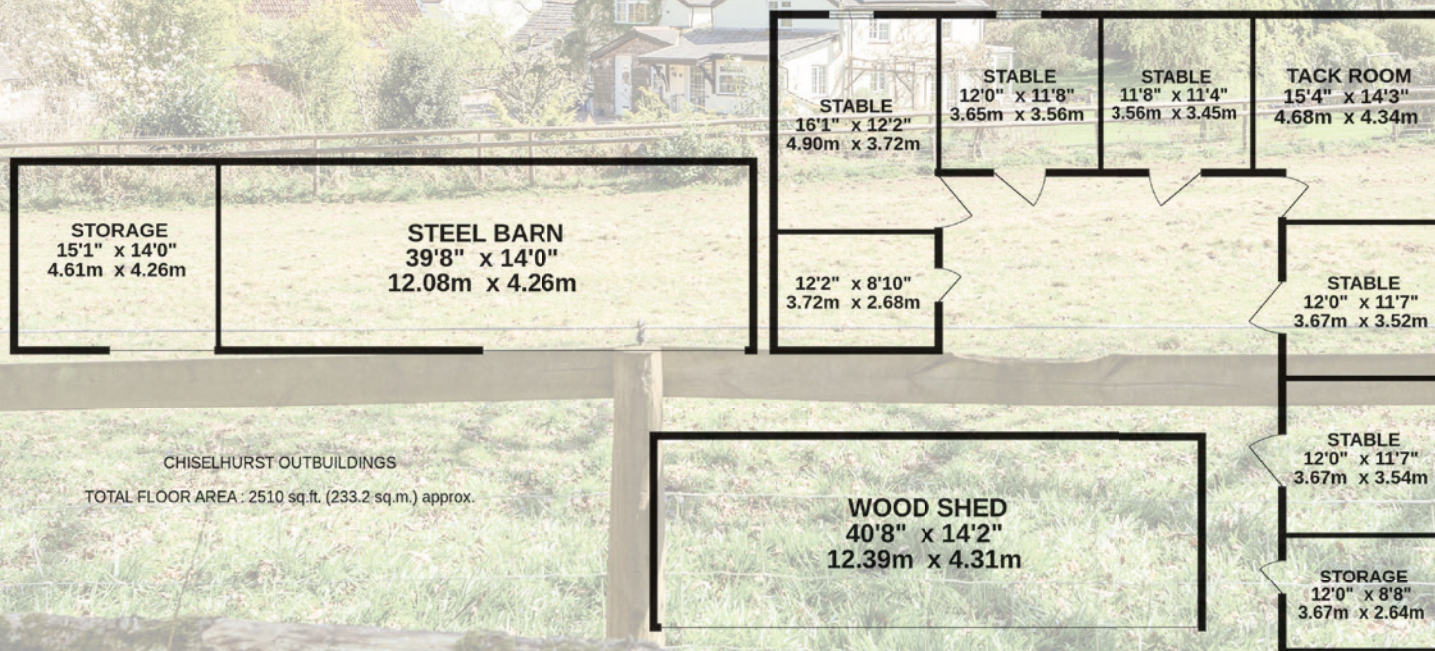
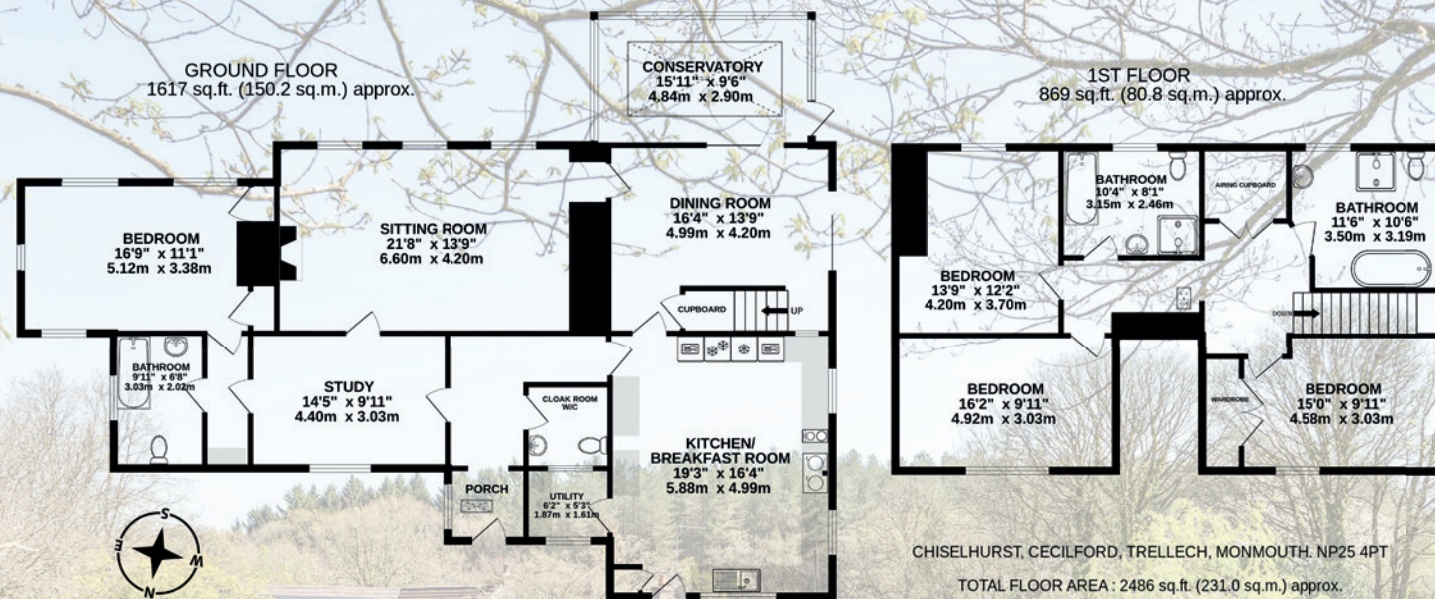
In total, Chiselhurst is situated amongst 10.17 acres of ring fenced grounds. The land is very accessible and is split up into five paddocks ideal for equestrian use. Four of the paddocks are flat and one has a gentle slope which leads to the compartment of woodland.

The stable block is positioned behind the parking area and benefits from a yard, five stables, tack room and two storage areas.

Within the grounds there are two agricultural outbuildings and ruins of a former cottage which offer development opportunities subject to any necessary planning permissions required.

An outdoor 40m x 20m dressage arena completes the package and is well situated with access straight from the lane and positioned next to the largest of the five paddocks.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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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KEY INFORMATION

Agents Note: A development clawback is included in the sale of Chiselhurst on the area of woodland where the former cottage ruins can be found. The clawback will capture 30% of any uplift in value, applicable for a period of 25 years from the point of sale.

Agents Note: A public footpath runs down the side of one of the paddocks, across the side of the parking area and outside the side of the stable block.

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

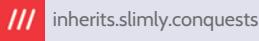
Council Tax Band: H.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Trellech, head onto Catbrook Road. Continue straight for approximately 0.7 miles. Turn right, there is a sign showcasing that the lane is a dead end. The lane bends left and then right before you approach the neighbouring property. Continue past and Chiselhurst is situated at the end of the lane. Parking will be available through the wooden gates on the right hand side.

Postcode: NP25 4PT



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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