



# THE UPLANDS

EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE





## THE UPLANDS

EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE | NP16 6AR

THE UPLANDS OFFERS AN EXCEPTIONAL OPPORTUNITY TO PURCHASE A DESIRABLE PROPERTY WITH MULTI-GENERATIONAL APPEAL BUT ALSO POTENTIALLY THE SCOPE TO DEVELOP A LARGER OR SIGNIFICANT DWELLING (STPP). POSITIONED AT THE END OF A SWEEPING DRIVE AND WITHIN APPROXIMATELY 20 ACRES OF TRADITIONAL HAY MEADOWS THE UPLANDS OFFERS A COMPLETELY PRIVATE RESIDENCE IN THE SOUGHT AFTER EARLSWOOD AREA WITHIN STRIKING DISTANCE OF BRISTOL AND CARDIFF.

THE UPLANDS PROVIDES REMARKABLE APPEAL TO PURCHASERS LOOKING TO ENJOY ITS UNIQUE POSITION WITHIN THE MONMOUTHSHIRE COUNTRYSIDE AND BENEFITTING FROM A PROMINENT SITUATION AND POSITION OVERLOOKING THE HISTORIC WENTWOOD FOREST.



The Uplands is extremely well located in South Monmouthshire, just outside the hamlet of Earlswood in a tranquil situation, and just over 7 miles west of Chepstow. The property is situated above a quiet country lane that easily connects to the B4245, Chepstow to Usk Road.

### FOR SALE AS A WHOLE

- Superb location in South Monmouthshire close to the village of Shirenewton & Border Town of Chepstow •
- Good accessibility, via A48, to Bristol or for connecting directly to M4 (J.24) & M48 (J.2) at Chepstow •
- Private position with far reaching views over Wentwood Forest •
- A three-bedroomed bungalow with additional part converted garage •
- Positioned centrally within immaculate gardens and hay meadows •
- Gardens and meadows extending in all to approximately 19.50 acres (7.89 hectares) •
- Offered for sale by private treaty with vacant possession available upon completion •

### DISTANCES FROM THE UPLANDS

Shirenewton 2.2 miles • Chepstow 6.6 miles • Usk 8.1 miles  
 Newport 14 miles • Bristol 23 miles • Cardiff 25 miles  
 M48 (J.2) 7.8 miles • Newport/M4 (J.24) via A48 8.9 miles  
 Chepstow Railway Station 7.5 miles • Newport Railway Station  
 13.7 miles • Bristol Airport 33 miles • Cardiff Airport 47 miles  
 (all distances are approximate)



## LOCATION & SITUATION

The rural hamlet of Earlswood, situated approximately 7 miles west of the Welsh Border town of Chepstow and only a couple of miles from the main village of Shirenewton. Yet within easy commuting distance to Bristol or Cardiff. The settlement of Earlswood has a thriving village hall (<https://www.earlnew.com/>) which forms the epicentre of community engagement.

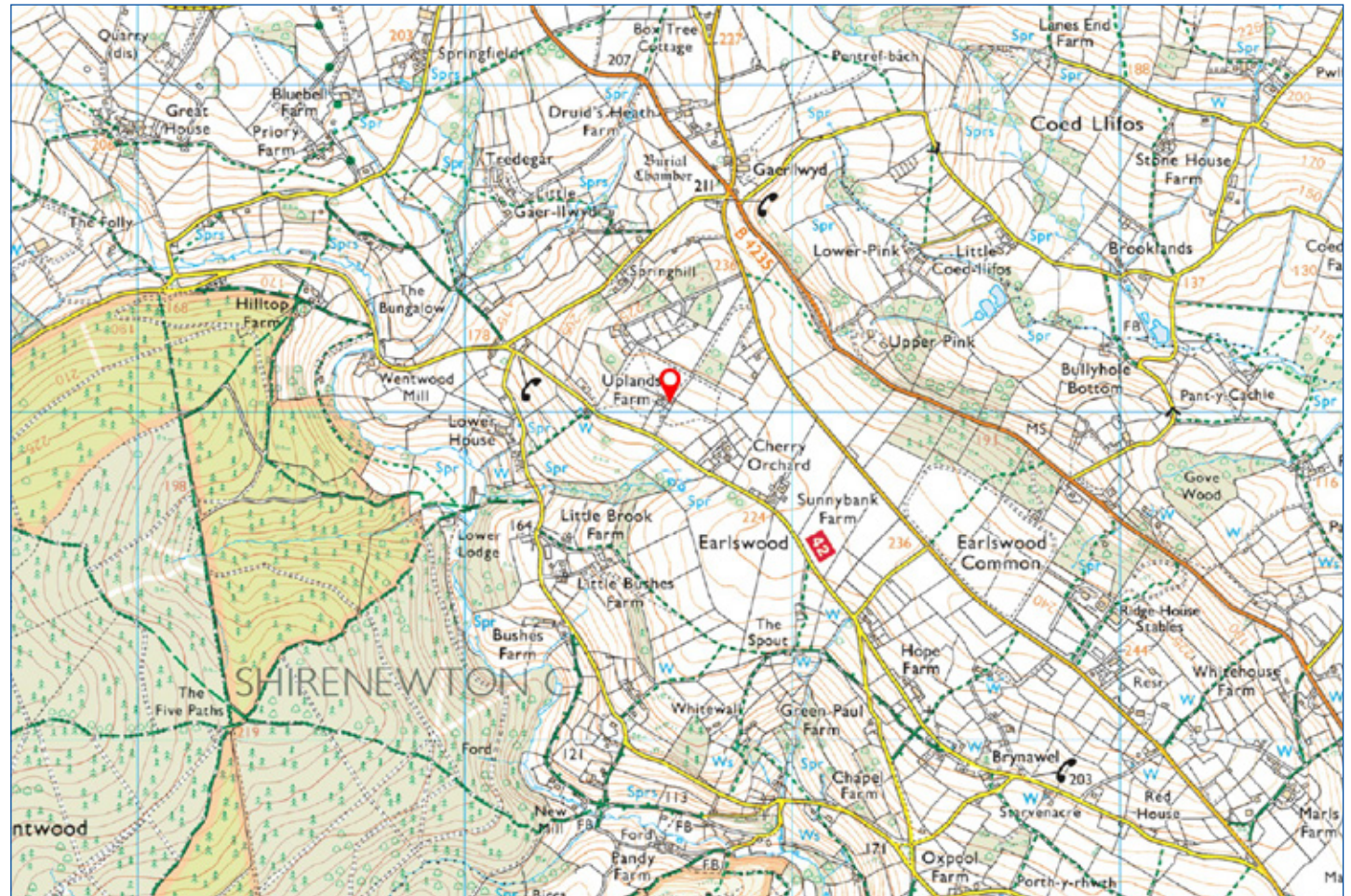
The Uplands benefits from good roadside access from the quiet country lanes but also spectacular far-reaching views over the nearby Wentwood Forest, which is part of the largest block of ancient woodland within Wales, with a recorded history spanning over 1000 years is a haven for outdoor and wildlife enthusiasts.

Shirenewton is a highly regarded village with basic amenities such as Public House, Recreation Ground, Church and Primary School ([www.shirenewton.org](http://www.shirenewton.org)). St Pierre Marriot Hotel and Country Club at Chepstow is located nearby, with the Celtic Manor Leisure Resort situated a little further away at Newport providing an extensive range of leisure and recreational facilities. Horse Racing, including jump & flat racing, along with music & leisure events are hosted at the renowned Chepstow Racecourse.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has both independent (St. John's on-the-Hill which is a co-educational day and boarding preparatory school with all year-round Day Nurseries) and state secondary education.

Usk offers a beautiful riverside town, with the river being named after the town and the River Usk being arguably one of the jewels in the crown of Welsh river valleys. The town has a traditional shopping street with boutique shops, a range of hotels and restaurants, local Primary School, doctors surgery and vets and Usk Castle to explore.

An abundance of tourism and recreational activities exist within Wentwood Forest and the wider region, especially the beautiful Wye & Usk Valleys, and slightly further afield the Bannau Brecheiniog National Park located to the north of Abergavenny. Tintern Abbey along with impressive Castles, at Chepstow, Caldicot and Raglan provide historic jewels for visitors to the region.





## THE UPLANDS

The Uplands provides an appealing and welcoming three-bedroomed bungalow sat in the most private of positions yet overlooking the immaculate gardens and further towards Wentwood Forest.

Stepping inside through the side entrance and a useful utility room and cloakroom the kitchen to the right hand side provides a real heart of the dwelling with a fabulous feature fireplace and ample room for preparing meals as well as dining space. There is a double bedroom to the rear of the kitchen looking out over the rear garden. Continuing from the kitchen you move into the living room which is an excellent room to relax in and offers a large, peaceful area to enjoy with family or friends. Again another bedroom is accessed from this room however this double bedroom looks over the appealing front garden and terrace area. To the rear of the living room is the family bathroom with access via a small corridor. The bathroom has a WC, shower and wash basin. The third bedroom is again a double and is accessed via this small corridor. The accommodation is completed by the addition of a delightful sun room, with laminate flooring and access out onto the terrace and the gardens beyond. This is a lovely place to sit and enjoy the natural surroundings of The Uplands.

The dwelling is in a lovely condition throughout and has been loved and maintained by the vendors. However it might be viewed in the market as having potential to be replaced with a larger dwelling or adding a floor above. This is of course subject to planning and any interested or offering parties must rely upon their own enquires in this regard.

Outside is the converted garage adding ancillary accommodation to the main house but also providing potential for multi-generational living or other uses. The garage was converted in excess of 10 years ago and is currently occupied by the family. The converted space provides for a kitchen with fitted units and worktops, a bathroom and large living/dining room on the ground floor. A large double bedroom is positioned above the garage. There is room to park a vehicle in the garage as well providing a great addition to the property. This is a true gem in The Uplands and offers so much potential.

Externally the Property has a driveway from the lane with feature trees either side providing the most lovely of approaches. The lawns are delightful and with mature trees offering privacy to the gardens and house. The Uplands really does sit in a unique position.

There is a small range of outbuildings which could be used for a variety of purposes, including equestrian, amenity or generally alongside the house.

The land wraps around the house and gardens on both sides, offering a large buffer between The Uplands and neighbouring properties. The land is all permanent pasture and provides appealing traditional hay meadows. With the ability to walk around the land you can truly appreciate the beauty of the natural surroundings the area has to offer. There is known to be a wide range of flora and fauna in the area including deer and several birds of prey but also beautiful butterflies and songbirds.

In all The Property extends to 19.50 acres (7.89 hectares).

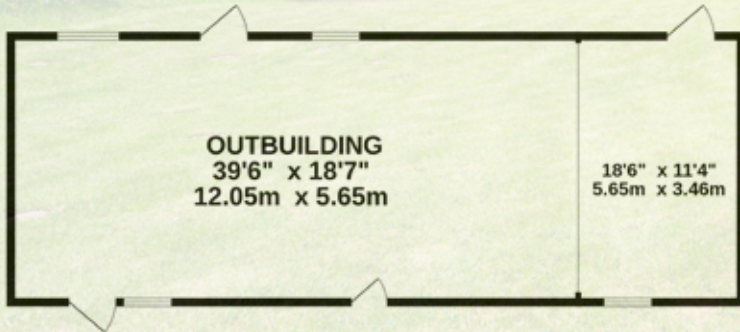
The Uplands is truly a rare and appealing property package and early viewing is recommend.



# FLOORPLANS

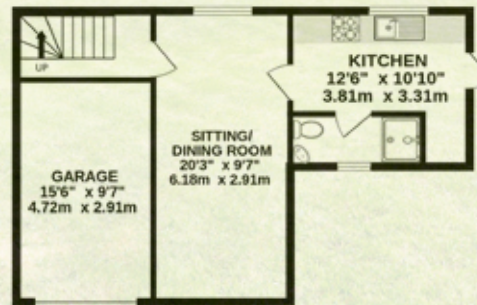
## OUTBUILDINGS

GROUND FLOOR  
2047 sq.ft. (190.1 sq.m.) approx.

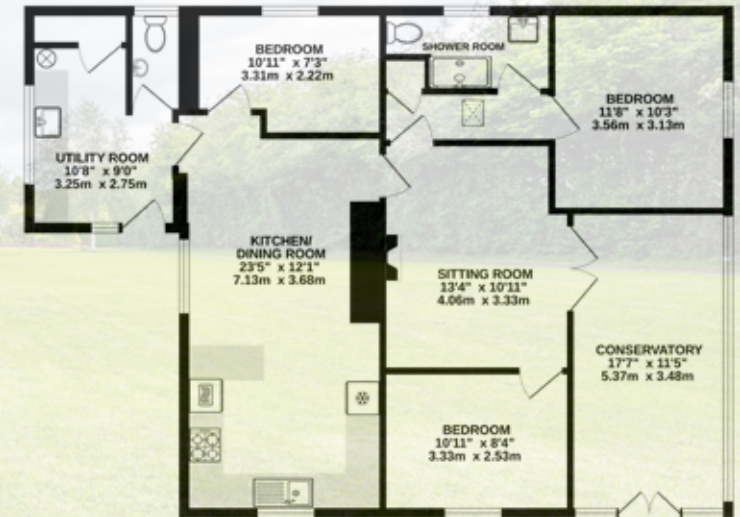


## GARAGE

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



## BUNGALOW



THE UPLANDS, EARLEWOOD, CHEPSTOK, NP58 6AR

TOTAL FLOOR AREA: 1522 sq.ft. (141.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 is given as to their operability or efficiency can be given.  
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## THE UPLANDS OUTBUILDINGS

TOTAL FLOOR AREA : 2385 sq.ft. (221.6 sq.m.) approx.

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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## KEY INFORMATION

**Services:** The Uplands has a bore hole water supply, electricity, and private drainage by way of a septic tank. Heating is by way of an oil fired system. Broadband is connected. Interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

**Council Tax:** Band G.

**Energy Performance Certificate (EPC):** E

**Sale Method:** Private Treaty.

**Basic Payment Scheme:** The Basic Payment Scheme Entitlements are not included within the sale.

**Local Planning Authority:** Monmouthshire County Council. Telephone: 01633 644 644.

**VAT:** It is understood that VAT will not be chargeable on the sale price.

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

**Directions:** From Shirenewton take the left hand turn towards Earlswood and continue along this road passing the village hall. Continue for approximately 1.0 miles and the entrance to the Property can be found on your right hand side.

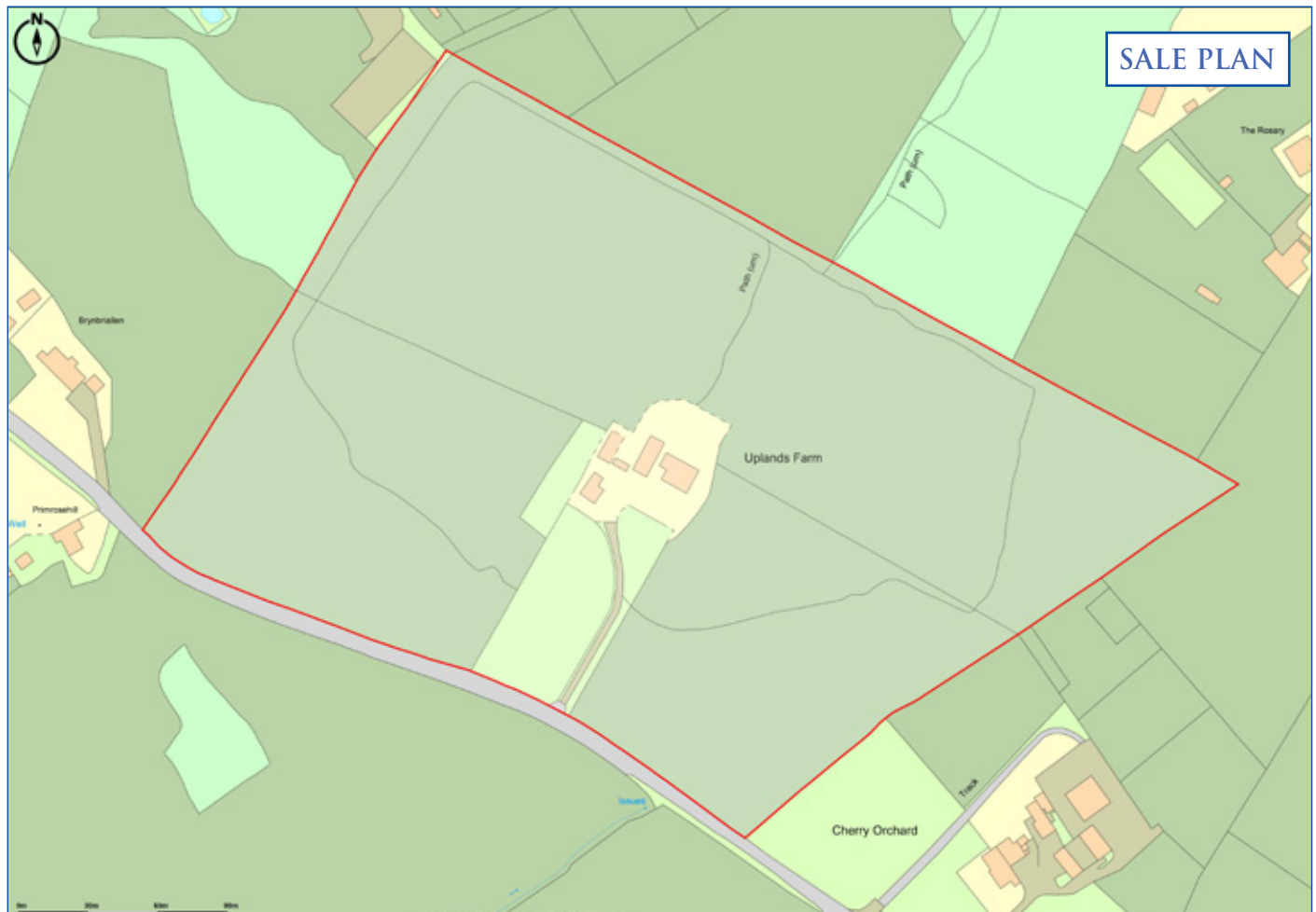
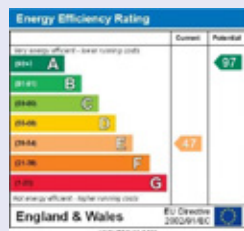


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**Viewings:** Strictly by appointment with the selling agents. All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably in attending all and every viewing to ensure viewings are as safe as possible.

**Further Information:** For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or Christopher Taylor on 01600 714140 or email [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

EPC:



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## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared June 2024.