

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 17 Beachley Road

Tutshill, Chepstow, NP16 7EG

Offers in excess of £750,000





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### Description

This stunning three-storey detached property is beautifully presented throughout and has a double storey extension to the rear, making it a must-see for anyone looking for a new home. As you enter the ground floor, you are greeted by an inviting reception hall that leads you into the impressive 33-foot kitchen/dining/family room. This spacious area features a large breakfast island and top-of-the-range integrated appliances. The bi-fold doors open up to a generous decked area, perfect for enjoying outdoor meals and taking in the view of Chepstow castle. Adjacent to the kitchen/dining/living room, you'll find an inner hallway that provides access to the utility room, study, and ground floor W.C. Additionally, there is a separate dining room and a bay fronted living room with a cosy wood burner on this floor.

Moving up to the second floor, you'll discover the generous primary bedroom with double doors leading to a Juliet balcony, offering stunning views of the lower Wye valley, Chepstow castle, and beyond. This bedroom also features a luxurious four-piece en-suite bathroom. There are two more bedrooms on this floor, as well as a stunning family bathroom complete with a jacuzzi bath and a shower/steam room.

On the third floor, you'll find bedroom four with its own en-suite shower room, and once again those incredible far-reaching views, and bedroom five.

Outside, the property boasts a large block paved driveway and turning area at the front. The rear of the property features a spacious raised deck that spans the full width of the house and includes a covered BBQ area. The rest of the garden is laid to lawn with well-stocked borders.

Situated in the village of Tutshill, this property benefits from local amenities such as a convenience store, a family-run butchers, and a restaurant. Excellent schools and picturesque countryside walks are also nearby. The pretty market town of Chepstow is just a short distance away, offering a wider range of facilities. With convenient bus and rail links, as well as excellent road networks, larger towns and cities are easily accessible for commuting purposes.

### Reception Hall

Coved and plain ceiling with inset spotlighting. Understairs storage cupboard. Oak flooring. Panelled radiator. Turn stairs to first floor landing. Doors off.

### Open Plan Kitchen/Dining/Family Room

33'03 max x 15'06 max (10.13m max x 4.72m max)

Plain ceiling with Inset spotlighting throughout. The kitchen area is fitted with a matching range of base and eye level storage units all with

granite work surfaces and complimentary upstands. Large breakfast island with granite work surfaces and hot and cold on demand tap plus small stainless steel sink. The main sink has a waste disposal unit and mixer tap. Large range cooker with double oven and grill plus 6 ring gas hob and extractor fan and lighting over. Built in microwave oven and coffee making machine. American style fridge freezer with drinks an ice dispenser to remain. Drinks fridge. Feature wall to dining area. Wood effect tiled floor throughout. UPVC double glazed window to rear elevation. Aluminium bi-fold doors to rear raised decking. Door to inner hallway.

### Inner Hallway

Inset sensor spotlighting to plain ceiling. Storage cupboard. Tiled floor. Doors off.

### Utility Room

7'02 x 6'05 (2.18m x 1.96m)

Inset spotlighting to plain ceiling. Range of base and eye level storage units. Plumbing and space for automatic washing machine. Space to tumble dryer.

### Home Office/Gym/Treatment Room

1'08 max x 6'09 (0.51m max x 2.06m)

Vaulted ceiling. Tiled floor. Panelled radiator. Cupboard housing wall mounted gas combination boiler. UPVC double glazed window to front elevation.

### Ground Floor W.C.

Low level W.C with concealed cistern and push button flush. Wash hand basin with mixer tap. Tiled floor. Velux window to vaulted ceiling.

### Dining Room/Lounge/Games Room

13'08 x 11'10 (4.17m x 3.61m)

Coved and plain ceiling with inset speaker. Painted wooden floor boards. Panelled radiator. UPVC double glazed window to front elevation.

### Bayfronted Living Room

15'01 max to bay x 13'02 max to recess (4.60m max to bay x 4.01m max to recess)

Coved and plain ceiling with inset spotlighting. Attractive fireplace with wood burner. Open shelved built in storage cupboards. Oak flooring. Panelled radiator.

### First Floor Stairs and Landing

Coved and plain ceiling. UPVC double glazed window to side elevation. Turn stairs to second floor landing. Doors off.

### Primary Bedroom

19'08 x 11'09 max (5.99m x 3.58m max)

Coved and plain ceiling with inset spotlighting and speaker. Remotely

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operated hot and cold air conditioning unit. UPVC double glazed french doors to Juliet balcony with stunning views to the rear elevation. Door to en-suite bathroom.

#### En-Suite Bathroom

Inset spotlighting and speaker to plain ceiling. Modern white suite to include, low level W.C. Wash hand basin and mixer tap set over granite work surface. Double walk in enclosure with mains fed shower. Bath with mixer tap. Full tiling to walls. Tiled floor. UPVC double glazed window to rear elevation.

#### Bedroom Two

15'09 max to bay x 13'03 (4.80m max to bay x 4.04m)

Coved and plain ceiling with inset spotlighting. Feature fireplace, panelled radiator. UPVC double glazed bay window to front elevation.

#### Bedroom Three

13'08 x 11'10 max to recess (4.17m x 3.61m max to recess)

Coved an plain ceiling with inset spotlighting. Panelled radiator. UPVC double glazed window to front elevation.

#### Family Bathroom

Inset spotlighting and speaker to plain ceiling. Twin wash hand basins with mixer taps set over vanity storage. Step in steam/shower. Jacuzzi bath with Recess for flat screen T.V. Low level W.C. Part travertine tiling to walls. Travertine tiled floor. Chrome towel radiator. UPVC double glazed window to rear.

#### Second Floor Stairs and Landing

Inset spotlighting to plain ceiling. Access to loft inspection point. Access to eaves storage. Velux roof window to side elevation. Doors off.

#### Bedroom Four

14'01 max 12'10 max restricted headroom (4.29m max 3.91m max restricted headroom)

Inset spotlight and speaker to plain ceiling. Built in open storage units.

Radiator. Two large floor to ceiling Velux windows, which let in lots of natural light. One of which is a walk out roof window so you can really take in those stunning views. Door to en-suite shower room.

#### En-Suite Shower Room

Inset spotlighting, extractor and speaker to plain ceiling. Wash hand basin and mixer tap set over vanity storage unit. Low level W.C. Walk in enclosure with mains fed shower. Fully tiled walls. Tiled floor. Chrome towel radiator.

#### Bedroom Five

11'06 x 8'07 max I-shaped measurement (3.51m x 2.62m max I-shaped measurement)

Restricted headroom. Velux roof window to side elevation. This room would be perfect as a dressing room for bedroom four or an extra study.

#### Parking

Large blocked paved driveway and turning area to the front elevation with ample off road parking.

#### Garden

Situated to the rear of the property there is a large raised deck which is accessed off the kitchen/dining/living room. This area has a covered seating and BBQ area along with outside sink and water supply. There are great views from this space of Chepstow Castle. Steps from the deck lead to the rear gardens which are predominantly laid to lawn with stocked beds and borders.

#### Services

All mains services are connected.

#### Council Tax Band - F

#### Tenure - Freehold





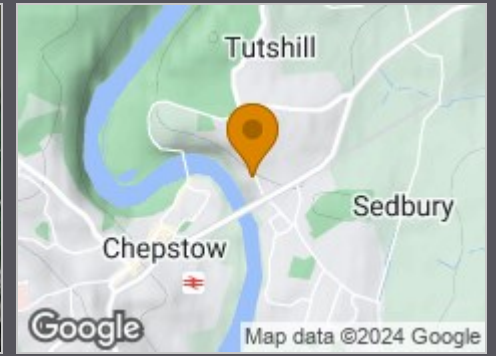
## Road Map



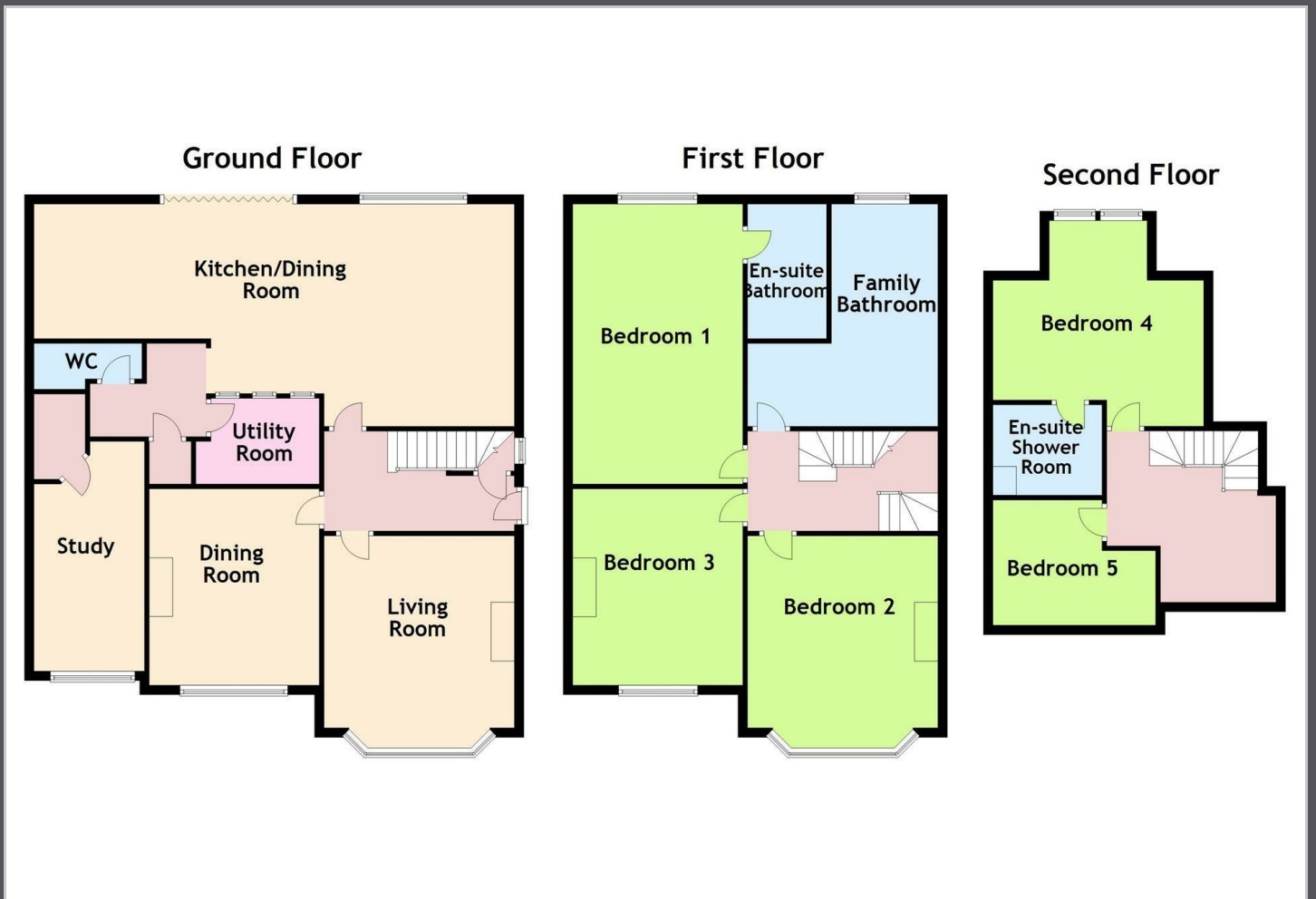
## Hybrid Map



## Terrain Map



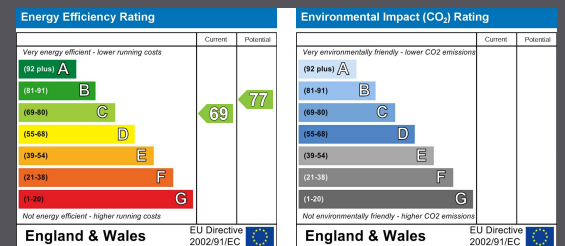
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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