

H & H

HOUSE & HOME
PROPERTY AGENTS



Wesley House Wesley Way

Devauden, Chepstow, NP16 6PE

£499,950



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Description

A BEAUTIFULLY PRESENTED PERIOD HOME IN THE HEART OF DEVAUDEN

This exceptional period property perfectly blends charm, character, and modern living, offering a truly inviting space both inside and out. The thoughtfully designed interior boasts a wonderful flow, with stylish touches and homely features throughout.

On the ground floor, a welcoming reception hall sets the tone for the rest of the home. The modern kitchen breakfast room, fitted with a range of quality built-in appliances, is ideal for both everyday living and entertaining, while the adjoining utility room adds extra practicality. A convenient ground floor shower room is an added bonus.

The dining room and cosy living room both feature charming wood burners which provide warm and inviting spaces to relax with family and friends. The living room leads into a bright garden room, which opens directly onto a sunny, cottage-style garden.

Upstairs, the first-floor landing leads to four generous bedrooms and a beautifully appointed modern bathroom.

Outside, the property offers ample off-road parking for multiple vehicles and lovely, landscaped gardens full of colour and character.

Located in the sought after village of Devauden, this home is perfectly positioned for countryside walks, village life, and excellent travel connections to larger towns and cities.

Reception Hall

Composite panelled door with double glazed inserts. Tiled floor. Stairs to first floor landing. Door to Dining Room.

Dining Room

12'01 x 10'11 max (3.68m x 3.33m max)

Coving and picture rail. Wrought iron wood burner exposed brick lintel and stone hearth. Tiled floor. Panelled radiator. UPVC double glazed windows to front and side elevations. Door to inner hallway.

Inner Hallway

Under stairs storage cupboard. Tiled floor. Doors off.

Kitchen Breakfast Room

18'04 8'09 (5.59m 2.67m)

Inset spotlighting to coved and plain ceiling. Matching range of contemporary high gloss base and eye level storage units, all with granite work surfaces and glass splash back. Single stainless steel bowl and mixer tap set into work surface. Fan assisted electric oven and microwave combi oven. Four ring induction hob set into work surface with extractor hood and lighting over. Integrated dishwasher. Tiled floor. Panelled radiator. UPVC double glazed windows to rear and side elevations. Stable door to entrance porch.

Entrance Porch

Coving. Tiled floor. UPVC double glazed window to side elevation. UPVC double glazed and panelled door to rear.

Utility Room

Coving and inset spotlighting. Range of base, eye level storage units. Plumbing and space for automatic washing machine and tumble dryer. Tiled floor. UPVC double glazed window to side elevation. Door to ground floor shower room.

Shower Room

Coving and inset spotlighting. Wash hand basin with tile splash back. Low level W.C. Step in enclosure with electric shower. Oil fired combination boiler. Tiled floor. UPVC double Glazed window to side elevation.

Living Room

Picture rail. Storage cupboard to chimney recess. Wrought iron wood burner with slate hearth. Panelled radiator. UPVC double glazed window to front elevation. Door to garden room.

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Garden Room

14'07 x 10'07 (4.45m x 3.23m)

Coving. Access to roof void. Panelled radiator. Dual aspect windows. French doors to garden.

First Floor Stairs and Landing

Coving. Access to loft inspection point with drop down ladder. The loft is part boarded and has mains lighting. Storage cupboard. Doors off.

Bedroom One

15'11 x 10'09 (4.85m x 3.28m)

Panelled radiator. UPVC double glazed windows to front and side elevations.

Bedroom Two

17' x 7'05 (5.18m x 2.26m)

Coving. Panelled radiator. Dual aspect windows to side and rear elevations. The rear window has far reaching countryside views.

Bedroom Three

14'07 x 8' (4.45m x 2.44m)

Coving panelled radiator. Two uPVC double glazed windows to front elevation.

Bedroom Four

9'07 x 8'09 (2.92m x 2.67m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation with far reaching countryside views.

Bathroom

Inset spotlighting. Low level W.C. with dual push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Shower bath with rainwater shower and separate shower attachment. Part tiling to walls. Tiled floor. Towel radiator. Opaque uPVC double glazed window to rear elevation.

Garden

Charming, cottage style garden which is predominantly laid to lawn. Block paved patio area for alfresco dining in the warmer months, Well stocked beds and borders. Raised vegs beds and greenhouse, plus purpose built shed to remain. There are also an abundant range of maturing shrubs, bushes and trees. Fence and hedge to boundary. Outside tap and lighting.

Parking

Off road parking for several vehicles.

Services

Mains Electricity. Main Water and Drainage. Oil Fired Central Heating

Council Tax Band - G

Tenure - Freehold



Road Map



Hybrid Map

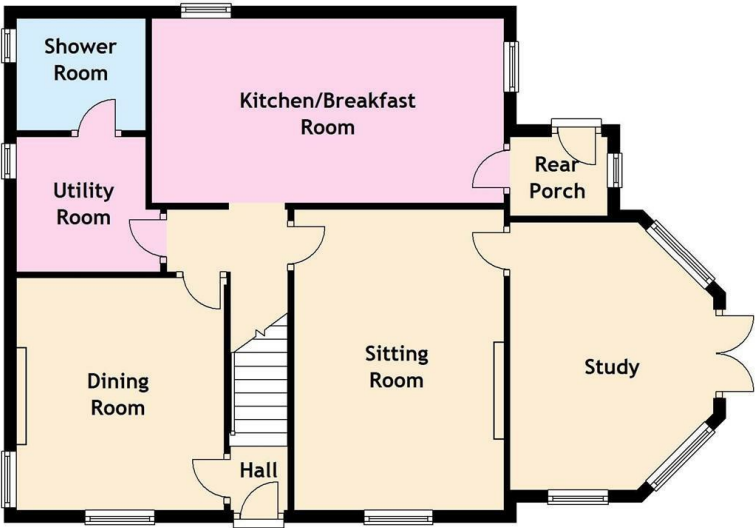


Terrain Map

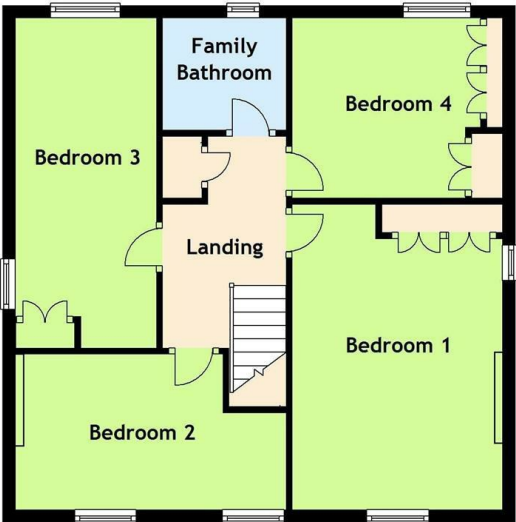


Floor Plan

Ground Floor



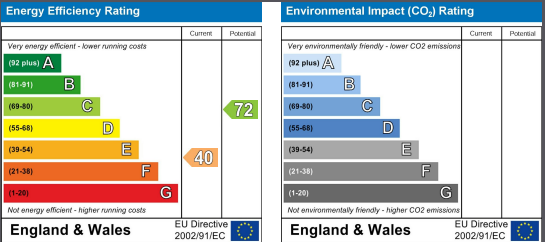
First Floor



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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