

H & H

HOUSE & HOME
PROPERTY AGENTS



10 Beech Grove

High Beech, Chepstow, NP16 5BD

£624,950



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Description

This spacious detached property is beautifully presented throughout and is located in a highly desirable residential area. Set over two floors, the property features an entrance porch, spacious reception hall, kitchen/breakfast room, utility room, ground floor shower room, dining room, study, family room, and living room. On the first floor, there is a split-level landing, principal bedroom with an en-suite shower room, as well as guest bedrooms two, three, and four, along with a family bathroom. Situated near the charming market town of Chepstow, residents can easily access a variety of amenities including shops, bars, cafes, restaurants, and quality schools within walking distance.

Chepstow is renowned as the gateway to the picturesque Wye Valley, a designated area of outstanding natural beauty. Outdoor enthusiasts will appreciate the numerous walking opportunities in the area, such as the Wye Valley Walk and the Wales coastal footpath. Commuters will benefit from the property's proximity to excellent road networks, as well as convenient bus and rail links in Chepstow, providing easy access to Newport, Cardiff, Bristol, Gloucester, and Cheltenham for those who work in these areas.

Entrance Porch

Approached via composite panelled door with opaque double glazed side windows. Coved plain ceiling. Quarry tiled floor. Glazed door to reception hall.

Reception Hall

10'5" x 10'1" to include staircase (3.185 x 3.075 to include staircase)
Turn stairs to first floor landing. Panelled radiator. Doors off to kitchen/breakfast room, family room and living room.

Kitchen/Breakfast Room

19'9" x 7'0" (6.028 x 2.144)
Inset spotlighting to coved and plain ceiling. The kitchen area is fitted with a matching range of base and eye level storage units. Open display cabinet, wine and plate rack. Granite work surfaces with complimentary upstands and tiled splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Range master cooker to remain incorporating, double oven, grill, storage, 5-ring gas hob and hotplate. Integrated fridge and dishwasher. Ceramic tiled floor. Panelled radiator. Leaded uPVC double glazed window to front elevation. Arch to dining room. Door to utility room.

Utility Room

Coved and plain ceiling. Matching range of base and eye level storage units. Single drainer stainless steel sink and mixer set into work surface. Tiled splash backs. Ceramic tiled floor. Panelled radiator. Personal door to garage. Door to ground floor shower room.

Ground Floor Shower Room

White suite to include low level W.C. Wash hand basin set over vanity storage unit. Step in enclosure with electric shower. Full tiling to walls. Ceramic tiled floor. panelled radiator. Opaque double glazed window to rear elevation.

Dining Room

15'6" x 11'9" max x max (4.727 x 3.584 max x max)
Coved and plain ceiling. Recessed shelving with downlighting. Panelled radiator. Double glazed sliding patio door to side elevation. Door to study.

Study

12'0" x 11'4" (3.673 x 3.479)
Coved and plain ceiling. Panelled radiator. Double glazed window to side elevation.

Family Room

13'11" x 10'10" (4.242 x 3.327)
Coved and plain ceiling. Period style fireplace with warm air electric heater inset. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed full height window to side.

Living Room

19'10" x 11'11" (6.052 x 3.654)
Coved and plain ceiling. Period fireplace with sandstone surround and wrought iron wood burner inset. Two panelled radiators. Leaded uPVC double glazed window to front and side elevations. UPVC double glazed french doors to rear elevation.

First Floor Stairs and Landing

Coving. Split level landing. Doors off.

Principle Bedroom

15'1" x 11'11" to inc wardrobes (4.607 x 3.647 to inc wardrobes)
Coving. Range of fitted bedroom furniture to remain including wardrobes, bedside cabinets and dressing table. Panelled radiator. UPVC double glazed window to rear elevation with far reaching views. Door to en-suite shower room.

View From Principle Bedroom

En-Suite Shower Room

Coving. White suite to include, low level W.C. Wash hand basin set over vanity storage unit. Step in enclosure with with electric shower. Useful storage cupboard. Full tiling to walls, Tiled floor. Double glazed Velux roof window to front elevation.

Bedroom Two

16'4" x 8'11" (4.985 x 2.740)

Range of fitted bedroom furniture to remain. Wash hand basin set over vanity storage unit. Panelled radiator. Two double glazed windows to rear elevation with far reaching views.

Bedroom Three

19'4" x 7'9" (5.909 x 2.374)

Mirror fronted wardrobes to remain. Panelled radiator. Double glazed Velux roof window to rear elevation with views.

Bedroom Four

11'2" x 7'2" (3.425 x 2.205)

Coving. Two built in wardrobes. Leaded uPVC double glazed window to front elevation.

Bathroom

White suite to include low level W.C. with dual pushbutton flush. Wash hand basin set over vanity storage unit. Corner bath with mixer tap and shower attachment over. Full tiling to walls. Tiled floor. Double glazed Velux roof window to front elevation.

Outside

Garage and Parking

Ample parking giving access to the garage. Up and over door, power points and lighting. Personal door to utility room.

Gardens

Beautifully maintained, the gardens are of generous nature and are south facing enjoying a good degree of sunshine throughout the day. To the front elevation, level lawn with well stocked beds and borders. To the rear, Large wrap around terrace with steps down to level well maintained lawn. Beautifully stocked beds and borders. Raised decked seating area and further raised terrace. Garden shed and greenhouse to remain.

Council Tax Band G

Tenure - Freehold

Services

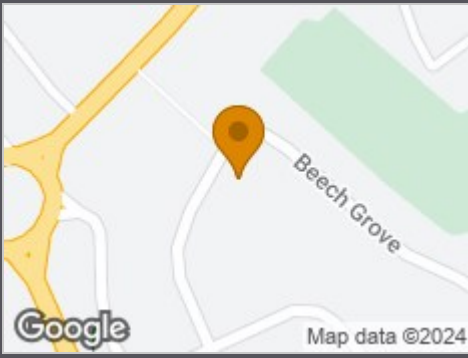
ALL MAINS SERVICES ARE CONNECTED FIBRE OPTIC BROADBAND AVAILABLE IN THE AREA.

Viewing Arrangements

STRICTLY BY APPOINTMENT WITH HOUSE AND HOME PROPERTY AGENTS



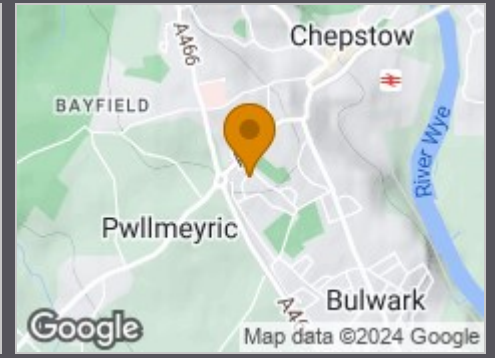
Road Map



Hybrid Map



Terrain Map



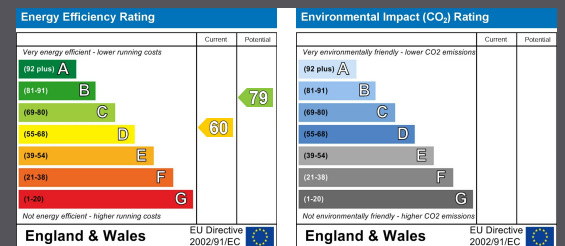
Floor Plan



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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