

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 3 Sedbury Lane

Tutshill, Chepstow, NP16 7DU

£399,950





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## Description

This beautifully presented, bay-fronted character property must be viewed to be fully appreciated. Boasting a wealth of charm and quality finishes, the home features wooden doors throughout and a stylish wrought iron multi-fuel wood burner which is perfect for cosy evenings at home.

The ground floor offers a warm and inviting reception hall, traditional farmhouse-style kitchen, formal dining room and a comfortable living room. To the first floor, there are two double bedrooms, a single bedroom and a well-appointed family bathroom.

An attached garage and workshop provide excellent versatility, complete with a utility area and W.C. These areas present a superb opportunity for conversion into additional living space or a self-contained annex, ideal for multi-generational living, subject to the necessary consents.

Externally, the property benefits from a generous driveway and beautifully maintained gardens to both the front and rear.

Situated in the village of Tutshill, this property benefits from local amenities such as a convenience store, family-run butchers and a café. 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

14'05 max x 8' max (4.39m max x 2.44m max)

Approached via panelled door with glazed inserts. Inset spotlighting. Panelled radiator. Opaque double glazed window to front elevation. Stairs to first floor landing. Wooden doors off.

## Kitchen

9'11 x 7'10 (3.02m x 2.39m)

Inset spotlighting. The kitchen is fitted with a range of wooden fronted base and eye level storage units. One and

half bowl sink and mixer tap set into work surface, all with tile splash backs. Built in fridge. Range cooker with double oven, grill and five ring gas hob to remain. Tile splash back, extractor and lighting over. Tiled floor. Panelled radiator. Double glazed window to rear elevation. Stable door to garage/utility area.

## Dining Room

13'04 x 10'04 (4.06m x 3.15m)

Feature fireplace with living flame gas fire inset (not connected) and wooden lintel over. Shelving to recess. Panelled radiator. Double glazed door and windows to rear elevation.

## Living Room

12'06 max to bay x 10'06 max (3.81m max to bay x 3.20m max)

Wrought iron multi fuel burner with slate hearth and wooden lintel. Shelving to recess. Two panelled radiators. Double glazed bay window to front elevation.

## First Floor Stairs and Landing

Inset spotlighting. Access to loft inspection point. Airing cupboard with shelving, hot water cylinder and panelled radiator. Panelled radiator. Double glazed window to side elevation. Wooden doors off.

## Bedroom One

13'05 x 10'04 (4.09m x 3.15m)

Panelled radiator. Double glazed window to rear elevation.

## Bedroom Two

12'08 max to bay x 10'06 (3.86m max to bay x 3.20m)

Panelled radiator. Double glazed bay window to front elevation.

## Bedroom Three

8 x 7'11 (2.44m x 2.41m)

Panelled radiator. Double glazed window to front elevation.

Tel: 01291 418418

## Bathroom

Inset spotlighting and extractor to ceiling. Low level W.C. pedestal wash hand basin with chrome mixer tap. Shaver point. Bath with chrome mixer tap and shower attachment. Corner enclosure with overhead waterfall shower and separate shower attachment. Wood effect flooring. Part tiling to walls. Victorian style chrome towel radiator. Opaque double glazed window to rear elevation.

## Garden

To the front elevation, there is a well-maintained level lawn bordered by hedges, shrubs and trees. To the rear, the gardens offer a private setting, featuring a large paved seating area ideal for outdoor dining, during the warmer months, leading to a neatly maintained lawn at the far end. The boundary is enclosed by fencing.

## Garage, Utility Area and Driveway

21'07 x 10'05 max (6.58m x 3.18m max)

Block paved driveway with ample parking for several vehicles, leading to the attached garage with double doors. Belfast sink and work surface. Plumbing and space for automatic washing machine and tumble dryer. Wall mounted gas boiler. Understairs storage cupboard. Two large windows to side elevation. Stable door to kitchen. Double doors to workshop. Door to W.C. and rear garden.

## W.C.

Low level W.C. Opaque window to side elevation.

## Workshop

19'01 x 10'11 (5.82m x 3.33m)

Vaulted ceiling. Power points and lighting. Windows to rear and side elevations. Door to rear garden.

## Agents Note

The garage and workshop areas offer potential for conversion into additional living accommodation or a self-contained annex, providing an ideal solution for multi-generational living, subject to the necessary planning permissions and building regulations.

## Material Information

Tenure - Freehold

Council Tax Band - C

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is of standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>





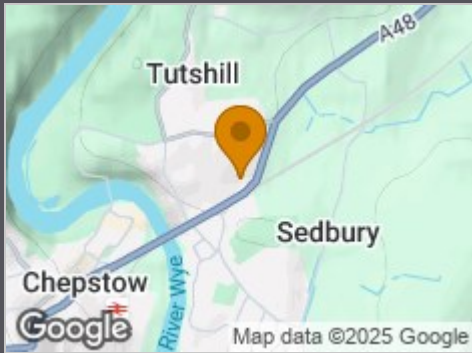
Road Map



Hybrid Map



Terrain Map



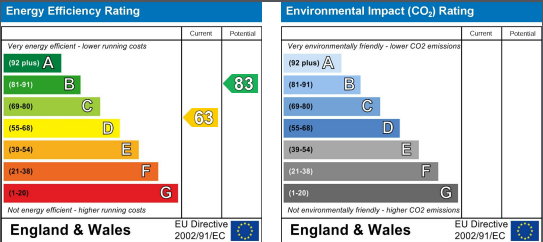
Floor Plan



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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