

H & H

HOUSE & HOME
PROPERTY AGENTS



2 Coombe Lea

Catbrook, Chepstow, NP16 6UG

No onward chain £879,950



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Description

Situated in the picturesque hamlet of Catbrook, this spacious property forms part of a select development of executive-style homes. Offering over 2,100 square feet of generous living accommodation, the property must be viewed to be fully appreciated.

A stunning reception hall with a central staircase leads to a first-floor galleried landing. Off the reception hall is a well-proportioned kitchen/breakfast room giving access to a utility room and is open to a dining room. The superb living room features an attractive sandstone fireplace and double doors opening into a snug/games room. Also on the ground floor are a study and a convenient W.C.

Upstairs, a spacious landing provides access to the primary bedroom, which benefits from a walk-in wardrobe and an en-suite bathroom with a separate shower. There is also a guest bedroom with an en-suite shower room, two further double bedrooms, and a stylish family bathroom.

Outside, the property is approached via a block-paved driveway with remote-controlled electric gates, leading to a detached double garage, two useful carports, and a generous gravelled area offering ample parking. To the rear, there is an extensive level lawn, a stable block, kennels, and an open tack room. The property enjoys excellent privacy, with mature trees and shrubs lining the boundary.

Open Porch

Reception Hall

Ornate coving and plain ceiling. Understairs storage. Wooden flooring. Panelled radiator. Turn stairs to first floor landing. Doors off.

Kitchen Breakfast Room

16'06 x 11'05 (5.03m x 3.48m)

Inset spotlighting to plain ceiling. The kitchen is fitted with a matching range of base and eye level storage units all with work surfaces and tile splash backs. One and a half bowl sink and drainer set into work surface with mixer tap. Free standing range cooker to remain. Extractor fan and light over. Integrated dishwasher. Space for American style fridge freezer. Tiled floor throughout. UPVC double glazed window to rear elevation. Open to dining room. Door to utility room.

Utility Room

Base units with work surface and tile splash backs over. Single drainer stainless steel sink set into work surface. Plumbing and space for automatic washing machine and tumble dryer. Tiled floor. Panelled radiator. Glazed and panelled door to side elevation.

Dining Room

16'06 x 10'08 (5.03m x 3.25m)

Coved and plain ceiling. Panelled radiator. UPVC bi-folding doors to rear garden. Door to snug games rooms. Door to reception hall.

Snug Games Room

15'01 x 12 (4.60m x 3.66m)

Ornate coving and plain ceiling. Wooden flooring. Panelled radiator. Double doors to living room. Double glazed sliding patio door to rear garden.

Living Room

20'01 x 15'01 (6.12m x 4.60m)

Ornate coving and plain ceilings. Open fireplace with sandstone surround and hearth. Two panelled radiators. Double doors to reception hall. UPVC double glazed bay window to front elevation. UPVC double glazed window to side.

Study

11'06 x 8'06 (3.51m x 2.59m)

Coving and plain ceiling. Wooden flooring. Panelled radiator. UPVC double glazed window to front elevation.

Ground Floor W.C.

Low level W.C. Pedestal wash hand basin with tile splash back. Low level W.C. Chrome towel radiator. Tiled floor. Opaque UPVC double glazed window to side.

First Floor Stairs and Landing

A most impressive space with part gallery. Coving and plain ceiling. Access to loft inspection point. Airing cupboard. Panelled radiator. UPVC double glazed window to front elevation. Doors off.

Primary Bedroom

15'01 x 14'06 (4.60m x 4.42m)

Panelled radiator. UPVC double glazed window to front and side elevations. Open to walk in wardrobe. Door to en-suite bathroom.

Walk in Wardrobe

Inset spotlighting. Range of mirror fronted wardrobes.

En-Suite Bathroom

Low level W.C. Pedestal wash hand basin. Bath with mixer tap and shower attachment over. Step in enclosure with mains fed shower. Part tiling to walls. Tiled floor. Panelled radiator. Extractor fan. Opaque UPVC double glazed window to side elevation.

Bedroom Two

17 x 12'06 (5.18m x 3.81m)

Fitted wardrobe. Panelled radiator. UPVC double glazed window to rear elevation. Door to en-suite shower room.

En-Suite Shower Room

Low level W.C. Pedestal wash hand basin. Step in enclosure with mains fed shower. Part tiling to walls. Tiled floor. Panelled radiator. Extractor fan. Opaque UPVC double glazed window to rear elevation.

Bedroom Three

12'04 x 11'08 (3.76m x 3.56m)

Fitted wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Four

12'02 max x 15'01 max (3.71m max x 4.60m max)

Fitted wardrobe. Panelled radiator. UPVC double glazed window to rear elevation.

Bathroom

Low level W.C. Pedestal wash hand basin. Bath with mixer tap and shower attachment over. Step in enclosure with mains fed shower. Part tiling to walls. Tiled floor. Panelled radiator. Extractor fan. Opaque UPVC double glazed window to rear elevation.

Gardens

Believed to be the largest plot on this exclusive development, the majority of the garden is laid to lawn. Double gates to the side of the property provide access to the rear garden. There is a selection of outbuildings, including a kennel, a triple-box stable, and an open tack area. A generous, full-width patio extends across the rear of the property, complete with outdoor lighting and power points, ideal for alfresco dining and enjoying the afternoon and evening sunshine. The boundary is largely enclosed by well-established hedging and a variety of mature trees, offering a good degree of privacy.

Detached Double Garage and Driveway & Carport

19'07 x 18'02 (5.97m x 5.54m)

The property is accessed via a block-paved driveway and remote-controlled electric gates with an intercom system. Beyond the gates lies a spacious loose stone chipped driveway leading to a detached, stone-built double garage with twin remote-controlled electric doors, power points, and lighting. Additionally, there is an attached double carport to the right of the property, as well as a separate carport offering covered parking for several vehicles.

Material Information

We are informed the property is of standard construction.

Mains electricity. Mains Water. Oil fired central heating. Septic tank.

Council Tax Band - I

Tenure - Freehold

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



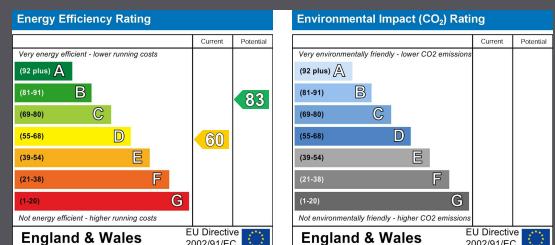
Floor Plan



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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