

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 4 Stepaside

Mathern, Chepstow, NP16 6JD

£659,950





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## Description

Located in the highly sought-after village of Mathern, just on the edge of the vibrant market town of Chepstow, this deceptively spacious home is nestled within a quiet cul-de-sac of individually designed self-build properties.

Beautifully extended to the rear, this generous family home offers a fantastic balance of flexible living space and well-proportioned bedrooms.

On the ground floor, you are welcomed by a spacious reception hall that leads into a large kitchen/breakfast room with adjoining utility room and an open-plan flow into the dining room. The dining area continues into a stunning sunroom extension featuring a vaulted ceiling and French doors opening onto the rear garden, perfect for entertaining or relaxing all year round.

The living room also benefits from French doors to the garden, creating a seamless indoor-outdoor feel. A separate study provides the ideal home office, and a ground floor W.C. adds convenience. The integral double garage is accessible directly from the hallway, offering practicality and excellent storage.

Upstairs, a spacious landing leads to four double bedrooms. The principal bedroom enjoys its own en-suite shower room, while the impressive family bathroom serves the remaining rooms. Bedrooms two and three enjoy lovely open views over the surrounding countryside.

Externally, the property boasts a generous driveway and beautifully maintained mature gardens to the front and rear offering a tranquil setting that's perfect for family life.

A rare opportunity to acquire a substantial and beautifully designed home in a fantastic location. Viewing is highly recommended.

The village has an excellent local pub serving good food. Mathern itself is a historic community (parish) and village in Monmouthshire, south east Wales, about 3 miles (4.8 km) south west of the town of Chepstow. Chepstow itself has all of the local amenities you'd expect from a small market town. Excellently located close to the motorway networks brining Newport, Cardiff, Bristol, Gloucester and Cheltenham all within commuting distance.

## Reception Hall

10'09 max x 12'11 (3.28m max x 3.94m)

Approached via open porch, panelled door and double glazed window. Coving and dado rail. Panelled radiator. Stairs to first floor. Doors off.

## Kitchen

12'07 x 9'09 (3.84m x 2.97m)

Coved a plain ceiling. The kitchen is fitted with a matching range of base and eye level storage units all with work surfaces and tiled splash backs. Breakfast bar. Single drainer stainless steel sink and mixer tap set into work surface. Range cooker (available by separate negotiation)

Space for under counter fridge and freezer. Integrated dishwasher. Tiled floor. Open to dining room. Door to utility room.

## Utility Room

Coved and plain ceiling. Matching base and eye level storage units. Work surfaces and tiled splash backs. Single drainer stainless steel sink and mixer tap. Plumbing and space for automatic washing machine and tumble dryer. Tiled floor. Panelled radiator. Double glazed window and double glazed an panelled door to side elevation.

## Dining Room

10'04 x 9'08 (3.15m x 2.95m)

Coved and Plain ceiling. Tiled floor. Panelled radiator. Door to reception hall. Open to sun room.

## Sun Room

11'10 x 10'10 (3.61m x 3.30m)

Vaulted ceiling with two Velux roof windows. Panelled radiator. UPVC double glazed windows to rear and side elevations. UPVC double glazed French doors giving access to patio area.

## Living Room

15'08 x 13'08 (4.78m x 4.17m)

Coved and plain ceiling. Feature fireplace with wooden surround, marble hearth and backplate. Living flame gas fire inset. Wood effect flooring. Two panelled radiators. UPVC double glazed French doors and windows to rear patio area.

## Study

13'07 x 11'06 max to bay (4.14m x 3.51m max to bay)

Coving. Wood effect flooring. Useful cloaks cupboard. Panelled radiator. Double glazed bay window to front elevation.

## Ground Floor W.C.

Part tiling to walls. Low level W.C. Wash hand basin.

## First Floor Stairs and Landing

Generous landing with coving and dado rail. Access to loft inspection point. Panelled radiator. Double glazed window to front elevation with stain glass feature. Airing cupboard. Doors off.

## Bedroom One

13'08 x 10'07 (4.17m x 3.23m)

Coving. Built in wardrobes. Panelled radiator. Double glazed window to front elevation. Door to en-suite shower room.

## En-Suite Shower Room

Coving. W.C. Wash hand basin with chrome mixer tap set over vanity storage unit. Mirrored cabinet over with shaver point. Step in enclosure with mains fed shower. Part tiling to walls. Panelled radiator. Opaque double glazed window to side elevation.

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### Bedroom Two

13'08 x 10 (4.17m x 3.05m)

Coving. Wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation with views over open countryside.

### Bedroom Three

12'11 x 9'08 (3.94m x 2.95m)

Coving. Wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation with views over open countryside.

### Bedroom Four

15'04 max x 17'08 gt 9'05 (4.67m max x 5.38m gt 2.87m)

Coving. Wood effect flooring. Two built in wardrobes. Panelled radiator. Access to loft inspection point. Double glazed window to front elevation.

### Bathroom

10'02 x 9'09 (3.10m x 2.97m)

Coving and inset spotlighting to ceiling. Wash hand basin set over vanity storage and drawer units with open shelving, display cabinet, mirror and storage over. Low level W.C. Double ended bath with central chrome taps. Step in enclosure with mains fed shower. Wood effect flooring. Part tiling to walls. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

### Garden

The property benefits from well-established, beautifully maintained gardens to both the front and rear, with the rear garden backing onto countryside.

The front garden is mainly laid to lawn, bordered by a variety of mature shrubs providing natural privacy and curb appeal. To the rear, a generous paved seating area offers an ideal space for alfresco dining in the warmer months. The garden is again predominantly lawned, complemented by a range of well-stocked flower beds and borders, featuring mature shrubs, trees, and seasonal planting. A mature hedge encloses the boundary, enhancing the sense of privacy and seclusion.

### Garage and Parking

16'04 x 15'01 (4.98m x 4.60m)

### Material Information

Council Tax Band - G

Tenure - Freehold

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

Construction - We are informed the property is 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



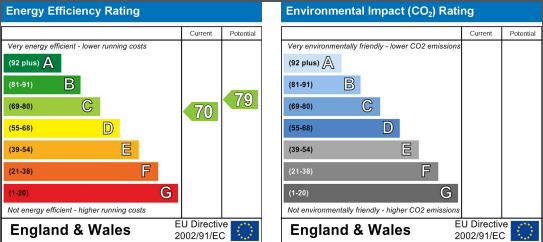
Floor Plan



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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