

# H & H

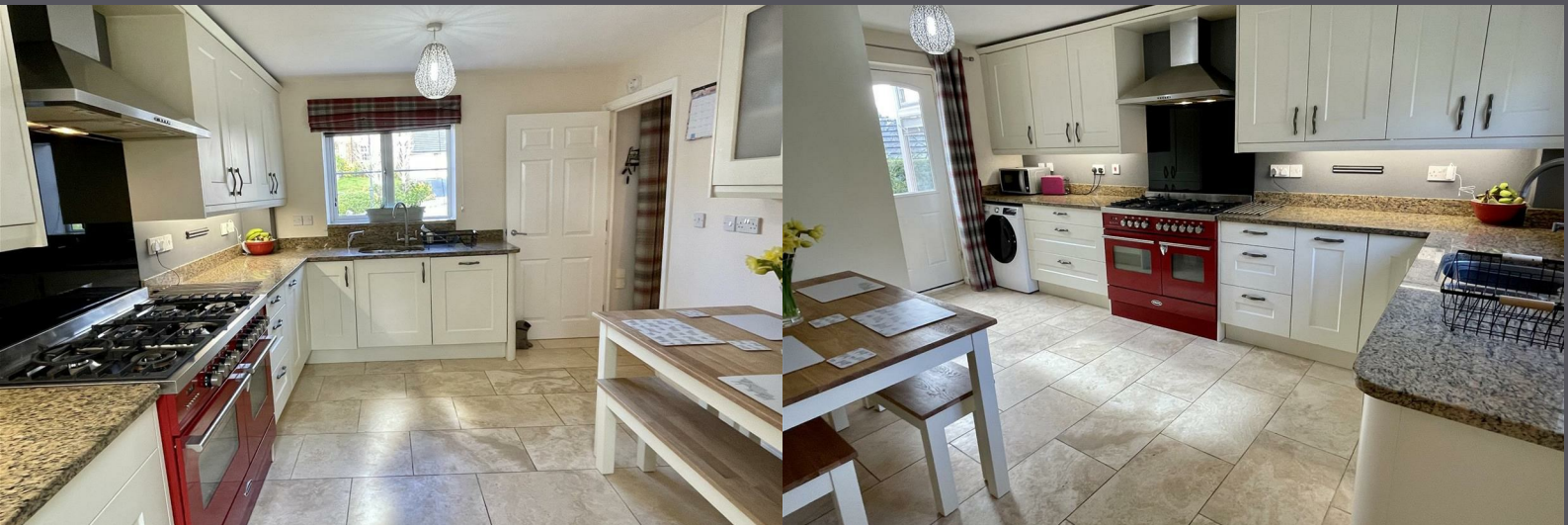
HOUSE & HOME  
PROPERTY AGENTS



## 12 Buckle Wood

Bayfield, Chepstow, NP16 6DX

Offers in excess of £475,000





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## Description

This well presented property is set over three floors and lends itself to multi generational living. On the ground floor you will find, reception hall, well appointed kitchen and separate breakfast room. Dining room, currently being used as a snug. Living room with conservatory off and a ground floor W.C. To the first floor, guest bedroom two with en-suite shower room, three further bedrooms and family bathroom. On the second floor, Owners suite, to include bedroom, dressing room and en-suite bathroom. Bedroom five is also situated on this floor. Outside, attached double garage and garden to the front and sunny south west facing garden to the rear.

Situated in a most sought after location, Buckle Wood is close to the market town of Chepstow with its attendant range of facilities. There are good junior and comprehensive schools nearby. Chepstow is know as the gateway to the Wye Valley, a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts a short distance away at Chepstow leisure Centre.

For the commuter, there are excellent road networks close by and bus and rail links can be found in Chepstow.

## Reception Hall

Approached via panelled door with double glazed inserts. Travertine tiled floor. Under stairs storage cupboard. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen

14'11" max x 10'3" (4.550 max x 3.149)

Continuation of travertine tiled floor from reception hall. The kitchen is fitted with a matching range of base and eye level storage cupboards, all with granite work surfaces and complimentary upstands. 1 and 1/2 bowl stainless steel sink and swan neck mixer tap set into work surface. Britania range cooker with double oven and six ring gas hob to remain. Extractor and lighting over. Integrated fridge, freezer and dishwasher. Plumbing and space for automatic washing machine. Panelled radiator. UPVC double glazed window to front elevation. Double glazed and panelled door to breakfast room.

## Breakfast Room

8'7" x 8'7" (2.639 x 2.617)

Power points. Full height double glazed windows to all sides. UPVC double glazed french doors to side elevation.

## Dining Room

13'0" x 9'8" (3.971 x 2.964)

Feature panelled wall. Wood effect flooring. panelled radiator. UPVC double glazed window to front elevation.

## Living Room

15'0" max x 15'0" max (4.594 max x 4.587 max)

Wood effect flooring. Sandstone fire surround and hearth with living flame gas fire inset. Air conditioning unit. Panelled radiator. UPVC double glazed french doors and windows to conservatory.

## Conservatory

9'6" x 9'2" (2.896 x 2.812)

Tiled floor. Power points. Full height double glazed windows to all sides. UPVC double glazed french doors to side.

## Ground Floor W.C.

Low level W.C. with dual push button flush. Wash hand basin with chrome mixer tap, set over vanity storage. Part tiling to walls. Tiled floor. Panelled radiator. Opaque double glazed window to side elevation.

## First Floor stairs and Landing

Airing cupboard. Stairs to to second floor landing. UPVC double glazed window to front elevation. Doors off.

## Guest Bedroom Two

12'8" max to recess x 12'1" max to door recess (3.868 max to recess x 3.701 max to door recess)

Built in wardrobe. Panelled radiator. Two uPVC double glazed windows to front elevation. Door to en-suite.

## En-Suite

Extractor fan. Low level W.C. Pedestal wash basin. Shaver point. Corner step in enclosure with mains fed shower. Part tiling to walls. Wood effect flooring. Opaque uPVC double glazed window to side.

## Guest Bedroom Four

12'9" x 7'4" (3.889 x 2.247)

Built in wardrobe. Panelled radiator. UPVC double glazed window to rear.

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### Guest Bedroom Five

10'9" max to recess x 7'5" (3.294 max to recess x 2.266)  
Built in wardrobe. Panelled radiator. UPVC double glazed window to rear.

### Guest Bedroom Six/Study

8'8" x 7'3" (2.657 x 2.221)  
Panelled radiator. UPVC double glazed window to rear.

### Bathroom

Extractor fan. Low level W.C. Pedestal wash hand basin. Shaver point. Bath with mains fed shower over. Part tiling to walls. Wood effect flooring. Opaque UPVC double glazed window to front.

### Second Floor Stairs and Landing

Storage Cupboard. Doors off.

### Owners Suite

#### Bedroom

12'3" x 12'4" (3.734 x 3.760)  
Air conditioning unit. Two panelled radiators. UPVC double glazed window to front elevation. Open to dressing room.

#### Dressing Room

Range of built in wardrobes. Panelled radiator. Double glazed Velux roof window to side with views. Door to en-suite.

#### En-Suite

Tastefully updated to include, low level W.C. with dual push button flush. Wash hand basin and chrome mixer tap

set over vanity storage unit. Corner enclosure with mains fed shower. Bath with chrome mixer tap. Fully tiled walls. Tile effect flooring. Chrome towel radiator. Extractor. Large storage cupboard. Opaque uPVC double glazed window to rear.

### Guest Bedroom Three

13'5" max to both windows x 10'1" (4.092 max to both windows x 3.098 )  
Access to loft inspection point. Panelled radiator. UPVC double glazed window to front elevation. Double glazed Velux window to rear with far reaching views.

### Outside

#### Double Garage and Parking

Attached double garage with twin up and over doors, power points and lighting. Personal door to rear garden

#### Gardens

To the front elevation, predominantly laid to lawn. To the rear of the property, the gardens are south west facing and enjoy a good degree of sunshine. Generous flagstone seating with steps down and level access to the good sized lawn. Further seating area and raised border with loose chippings for ease of maintenance. To the side of the garage is a lawn area with gate to driveway. The gardens have a mixture of walls, hedge and fence to boundary.





### Road Map



### Hybrid Map



### Terrain Map



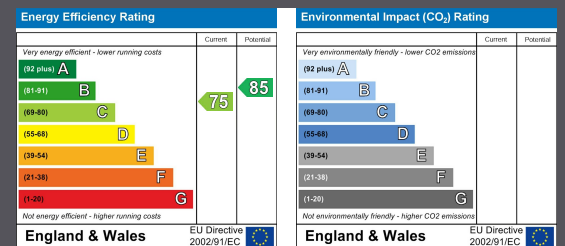
### Floor Plan



### 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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