



Percus House  
3, Tudor Gardens | Devauden | Chepstow | NP16 6SS

Spacious five-bedroomed family home in a village location offering a balance of countryside tranquillity and accessibility. Its flowing contemporary interior is meticulously finished. Outside there's 0.45 acres of landscaped gardens and a double garage.

- Five bedrooms
- Stylish kitchen
- Four reception rooms
- Attic room for hobbies or study
- 3,500 square feet (325 sq m) of space in the house
- Double garage with accommodation over it
- Well-stocked landscaped, split-level gardens covering 0.45 acres
- Cul-de-sac location in a desirable village

#### Location and situation

Devauden is a picturesque village situated in an Area of Outstanding Natural Beauty, with beautiful views of the surrounding countryside and a network of footpaths to explore. This vibrant community has a church, shop, garage, mobile post office and village hall.

Devauden is a short drive from Chepstow, an historic town with a castle – the oldest surviving post-Roman stone fortification in Britain – a racecourse and a bustling high street with a mix of chain stores, independent shops, places to eat and various services. There are several educational institutions locally, including St John's-on-the-Hill, a co-educational day and boarding preparatory school that offers year-round day nursery programmes. Additionally, there are primary schools in the area and Chepstow Comprehensive School.

Just over 11 miles away is the historic border town of Monmouth, home to exceptional educational establishments, including the Haberdashers' independent schools for boys and girls. It has an upscale, traditional shopping street with boutique shops, a Waitrose supermarket and an M&S Simply Food.

Chepstow lies close to the M4 motorway and Severn Bridge, allowing easy access to Newport, Bristol, Cardiff and London.





# STEP INSIDE

## Percus House

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Percus House's modern interior is as attractive as its eye-catching mock-Tudor exterior.

The front door leads into a large hall that extends into the first floor. An oak and glass staircase and a feature window on the first floor ensure this part of the house is flooded with light, and there's space enough for seating.

This area makes a key contribution to the effortless flow of the house, with doorways leading to every ground floor room, including a cloakroom.

The open plan kitchen and dining room are perfect for family living and entertaining.

The bright and stylish kitchen is a recent addition, with sleek white contemporary units and work surfaces, a contrasting island/breakfast bar with built-in wine fridges, over which hang pendant lights with shades. There's a Belfast sink, Metro tile splashbacks and various integrated appliances including a stove with an extractor fan, an eye-level oven and a large refrigerator. At one end there's a utility room with plumbing for a washing machine and tumble dryer and storage cupboards. Electric underfloor heating ensures the kitchen is always warm and comfortable.

The dining area has bi-fold doors that allow this room to merge seamlessly with the space outside.

The large sitting room has a feature brick fireplace fitted with a woodburner, along with a media wall with useful shelving.

There's a charming playroom offering plenty of space for children and their toys. This room opens into the garden.

The snug is a comfortable space that's perfect for relaxing and watching the television, while the study is ideal for those looking to do more of their work from home.

A spacious landing on the first floor leads to five bedrooms.

The principal suite is a gorgeous private sanctuary, with its own dressing room and en suite bathroom with a standalone bath, shower, sink and WC. A doorway leads onto a balcony that's perfectly sized for a table and chairs.

Three other bedrooms have en suite facilities and there's a family bathroom.

The attic room on the second floor is ideal as a hobbies room.

The current owners purchased Percus House in 2021 and have installed a new kitchen with electric underfloor heating, along with new carpeting and flooring throughout. All the windows, French doors, regular doors and folding doors are new and the entire interior and exterior have been freshly painted. All the internal doors have been replaced and new shutters and blinds installed. Two of the bathrooms have been renovated and the oak and glass staircase upgraded.







# STEP OUTSIDE

## Percus House

Percus House is located within a small, tree-lined cul de sac of five properties off a quiet lane. The entrance off the road is flanked by elegant pillars and there's a large driveway laid with clay pavers that complement the brickwork exterior of the lower level of the property. There's a brick-built double garage with a new electric door, plenty of off-road parking and a delightful gravelled seating area. Large raised beds planted with attractive shrubs lie either side of the gently rising steps leading to the front door, while steps also lead to the back garden beyond.

The area immediately behind and to the sides of the house is laid with large paving stones to create a wide patio for sitting, entertaining and taking in the beautiful views. Further steps lead to a higher terrace, from which picturesque views towards Percus Woods can be enjoyed. Much of the securely fenced garden is laid to lawn, offering plenty of space for children and pets to run around. There's an enchanting fountain, mature trees including a majestic oak, and a stylish gabion wall.

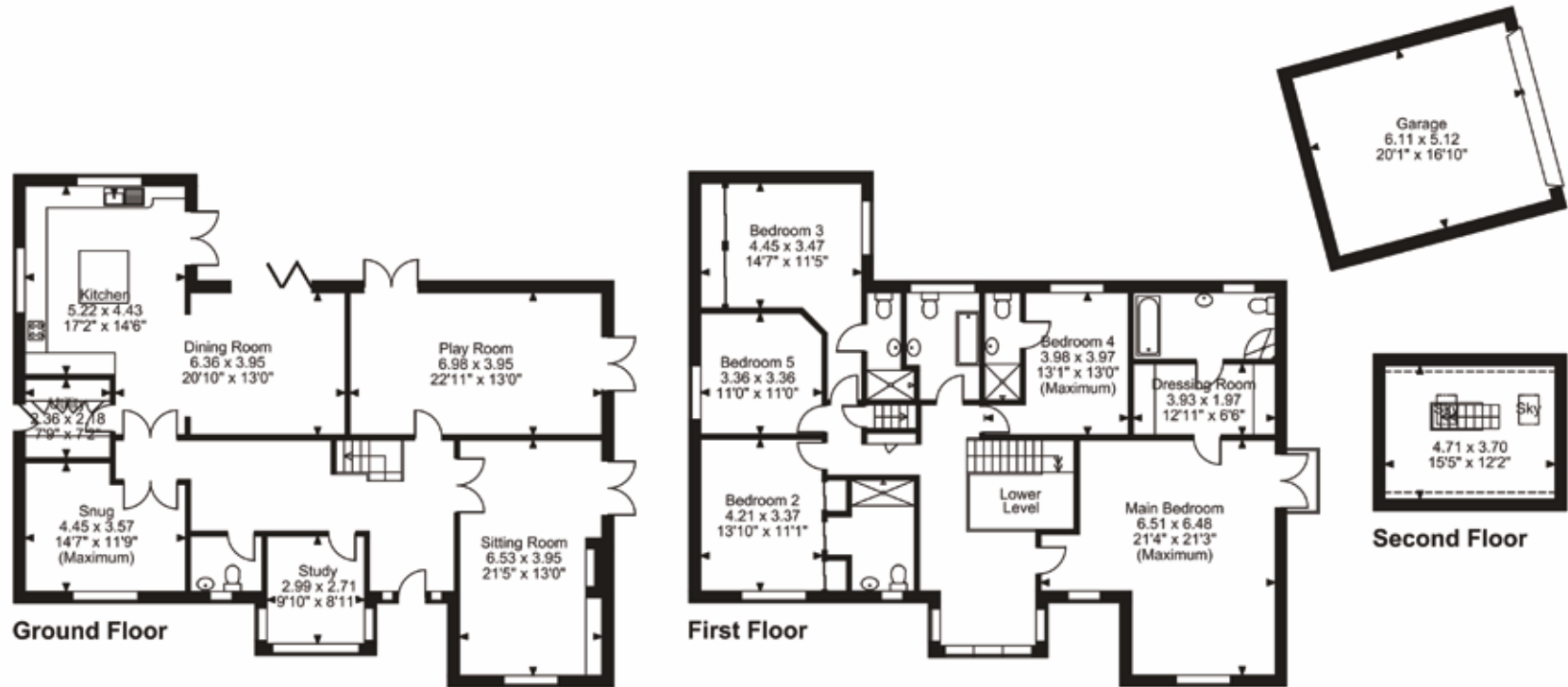
### Agent's Notes

Planning permission has been granted for a proposed swimming pool and pool building and PV roof panels.

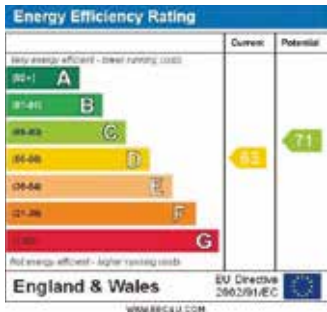
The oak tree next to the elevated patio has a Tree Preservation Order.



**Tudor Gardens, Devauden, Chepstow**  
**Approximate Gross Internal Area**  
**Main House = 3500 Sq Ft/325 Sq M**  
**Garage = 337 Sq Ft/31 Sq M**  
**Total = 3837 Sq Ft/356 Sq M**



Council Tax Band: H  
 Tenure: Freehold



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