



Spital Meend
Tidenham | Chepstow | Monmouthshire | NP16 7JB

SPITAL MEEND



This elegant six-bedroom country residence exudes timeless charm, with high ceilings, sash windows, and original fireplaces throughout.

Set in a peaceful and private location, the property includes a delightful two-bedroom Coach House, perfect for guests or extended families, as well as an award-nominated pool house, beautifully connected by a contemporary glass walkway. Surrounded by 21 acres of gardens and pasture, with no public footpaths crossing the land, it offers exceptional seclusion while remaining within easy reach of both road and rail links.



STEP INSIDE

Step inside, and the character of the house is evident from the moment you arrive, the sense of light and space is exceptional. High ceilings, intricate cornicing, sash windows, period fireplaces, and other original features all combine to create a warm, elegant atmosphere. The open-plan layout is incredibly inviting and filled with natural light, making the home feel both spacious and welcoming.

The main entrance opens out beautifully, guiding you past practical elements such as coat and shoe storage and a cloakroom, before leading into the main reception rooms and bespoke kitchen, and eventually down an architecturally designed glass walkway to the pool house, but more on that later!

This sense of heritage continues throughout the home. The entire left-hand side of the property, overlooking the croquet lawn, is devoted to reception rooms, including the generous lounge with its bay window and sumptuous window seat. These spaces are naturally zoned to work as intimate, cosy rooms or can be opened up to create one large entertaining area, perfect for gatherings and parties. The kitchen and dining area, designed and crafted by award-winning furniture and interiors specialists Young & Norgate, is a true showpiece.

The cinema room adds a modern flair to this period property, and is positioned close to one of the home's two staircases.

Upstairs, there are six bedrooms and four bathrooms in total, many of which continue to celebrate the home's history through original fireplaces and period details; each bedroom is tastefully and neutrally decorated, offering its own character and beautiful views across the well-manicured gardens.









SELLER INSIGHT

“Spital Meend has been our cherished holiday home for the past eight years. Initially, it was the location that drew us in - we were looking for a peaceful retreat, and on paper it looked ideal. But when we came to view the property, we completely fell in love. I'll never forget reaching the landing, where my husband looked at me and simply knew it was the one.”

“During our time here, we've lovingly modernised the property. Much of the transformation took place during lockdown, when we undertook a significant renovation, including the addition of a stunning indoor swimming pool - a real wow feature. The drive up to the house is just beautiful.”

“Spital Meend is wonderfully versatile and works so well as a multi-generational home. Every detail has been finished to a high specification, offering both luxury and comfort. My favourite space is the sitting room - the window seat is deep enough to lie back and gaze out at the view. It's incredibly peaceful, and we've often seen deer trotting past.”

“The garden offers total privacy, bordered by paddocks on either side. It's a haven for children - ours have spent countless hours playing football, and there's even an old ha-ha they love to explore. There are so many little areas to discover; it's perfect for wandering or relaxing with a G&T.”

“The house has a beautiful flow, making it ideal for entertaining. Christmas here has been magical - we've hosted family and friends with ease, thanks to the generous layout and additional space in the Coach House. With games rooms and cosy corners like the snug in the main house, it offers something for everyone. The open-plan design gives a sense of connection, even when people are in different rooms.”

“The community here is incredibly welcoming. It can be as involved or as low-key as you like. We've especially loved The Rising Sun, the local pub owned by the community - it serves fantastic food and award-winning beer and has become a real hub for village life. The local primary school is excellent too, with the added charm of a little literary history: J.K. Rowling attended as a child.”

“What I'll miss most is feeling of the moment we cross the old bridge into the village - that instant sense of truly being away from it all. The silence, the beauty, and the feeling of pride in what we've created here. We poured our hearts into this home, and it means the world to us that it was even shortlisted for an architectural award.”

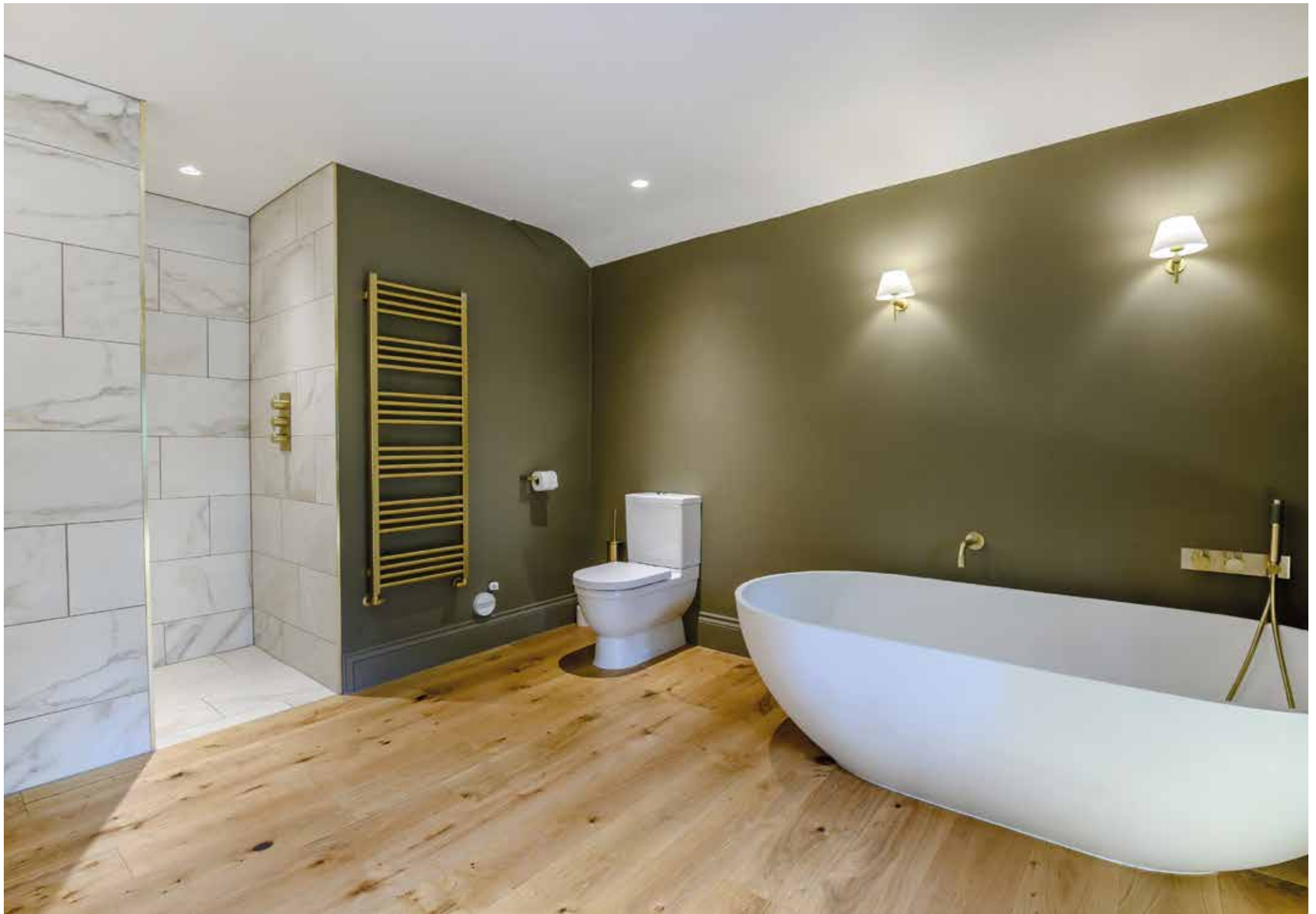
“Reading the messages in our guest book has been incredibly touching - people have felt the magic here, just as we did.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















THE POOL HOUSE

The architecturally designed glass walkway connecting the main house and pool house is a true masterpiece, not only a practical solution for reaching the RIBA award-nominated swimming pool, designed by RIBA award-winning local architects Hall & Bednarczyk and built by TJ Veale Construction, which measures 4m wide and 15m long, but also a striking visual feature. Rosa Gres Pietro Grey tiles frame the pool, while Tau Ceramica Metallic Cobalt tiles line the interior, creating a bold and distinctive finish. Underfloor heating beneath the walkway ensures comfortable access to the pool house in every season.

The pool area itself is impressive, cleverly designed to blur the boundaries between indoors and outdoors. With extensive glazing for the cooler months and bi-fold doors that open on all sides in summer, it functions as much more than a pool, providing a year-round entertaining space. Conveniently positioned behind are changing rooms, set between the pool and a dedicated gym.



The Coach House

The Coach House is a charming cottage, its front covered in wisteria and its façade complementing that of Spital Meend. Inside, there's a galley-style kitchen, sitting and dining areas, a games room, two bedrooms, and a shower room upstairs. Together, Spital Meend, the Pool House, and The Coach House are arranged around a sun-drenched courtyard, an ideal setting for summer entertaining.









STEP OUTSIDE

Situated within an Area of Outstanding Natural Beauty, the main entrance is inviting, featuring a pillared gateway and a long driveway that creates a welcoming first impression of this beautiful home. A Victorian-style veranda and expansive front terrace provide a charming view of the main house as you approach, leading to a spacious parking and turning area.

The grounds extend to approximately 21 acres, including several acres of formal gardens with a croquet lawn at the front. To the rear is an enchanting garden, bordered by an ancient Scheduled Monument. Adjacent to the pool house, a large, level lawn offers the perfect space for family games and outdoor enjoyment.

The main house, cottage, and pool house are arranged around a sunny courtyard, which can be admired from the glass walkway. The courtyard is bordered by abundant lavender and carefully chosen planting to attract butterflies and bees.

The remaining land, around 15 acres, is fairly level and suitable for grazing or similar uses. Importantly, the setting is exceptionally private, with no public footpaths crossing the property.

Directions: [What3Words:///chiefs.trackers.galloping](https://www.what3words.com/chiefs.trackers.galloping)





LOCATION AND SITUATION

Tidenham is a charming village in the Forest of Dean, nestled between the River Wye (which borders Monmouthshire) and the River Severn. The area is rich in history, from its Saxon origins to the Palladian-style manor and the 13th-century church of St Mary & St Peter, a Grade II* listed gem enjoying fine views over the estuary.

Surrounded by outstanding natural scenery, Tidenham offers easy access to Tidenham Chase, with walking routes along Offa's Dyke, the "Devil's Pulpit" viewpoint, and the Wye Valley Greenway, including a 1 km tunnel, ideal for walkers, cyclists, and wildlife watchers alike.

The area is well connected: Chepstow railway station lies just two miles away on the Gloucester to Newport line, offering strong rail links. The Severn Bridge (M48) and the M4/M5 motorway interchange are within five to twelve miles, providing straightforward road access to Bristol, Cardiff, Gloucester and London (approximately 109 miles).

Families are well catered for, with excellent state schools nearby and respected independent options including Dean Close St John's in Tutshill and Haberdashers' Monmouth. Further afield, Gloucester offers a choice of well-regarded grammar and comprehensive schools.

Tidenham offers an appealing blend of rural beauty, historic character, green open spaces, high-quality education, and excellent connectivity, an ideal choice for those seeking a country lifestyle without compromise.

Spital Meend, Tidenham, Chepstow

Approximate Gross Internal Area

Main House = 4440 Sq Ft/413 Sq M

Cottage = 1054 Sq Ft/98 Sq M

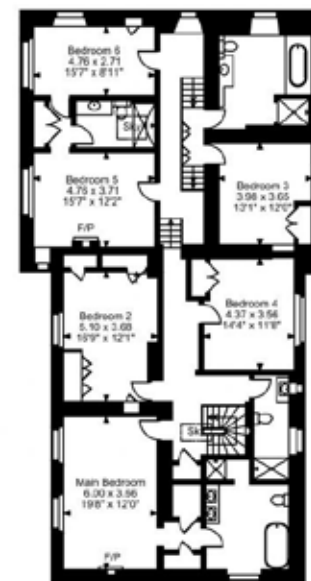
Boiler Room = 91 Sq Ft/9 Sq M

Pool House = 2661 Sq Ft/247 Sq M

Total = 8246 Sq Ft/766 Sq M



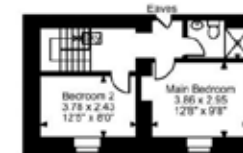
Ground Floor



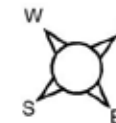
First Floor



Cottage Ground Floor



Cottage First Floor



Tenure: Freehold
Council Tax Band: H

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8659187/DMS

FINE & COUNTRY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Chepstow on



Fine & Country Chepstow
30 High Street, Chepstow, Monmouthshire, NP16 5LJ
01291 629799 | chepstow@fineandcountry.com

