



20 Badgers Meadow

Pwllmeyric | Chepstow | Monmouthshire | NP16 6UE

FINE & COUNTRY



Step inside

Guide price £825,000

This superb, modern, detached family home sits in large, level lawned gardens, enjoying views from the rear over the beautiful Monmouthshire countryside, yet in a location that is convenient for commuters and close to the schools and facilities in Chepstow.

The well-maintained and generously proportioned, extended four-bedroom home sits in a plot of 0.32 acres, one of the largest in Badgers Meadow, an exclusive development in the small village of Pwllmeyric. It is situated at the far edge of the development, in a private position where it backs onto fields and wooded countryside.

At the heart of this lovely home is a contemporary, kitchen/breakfast/garden room flowing into a dining room and sitting room, providing sociable, open-plan family living space. The well-planned layout also includes a ground floor study for working from home and a large formal lounge with doors to a conservatory. Both the conservatory and the garden room look out over the private rear gardens and enjoy countryside views. The garden room provides indoor/outdoor space, opening directly to a terrace and decking. Upstairs the four double bedrooms include two with en-suite facilities.

From the property, there is easy access to the A48, the M48 Severn Bridge and the motorway network, making it suitable for commuting to Bristol, Newport, Cardiff, Gloucester and London. There are regular trains to London from Bristol Parkway and international flights from Bristol and Cardiff airports.

The centre of Chepstow, the historic gateway to Wales, is under two miles away and here there are several schools, such as The Dell Primary School, and Chepstow Comprehensive. There are also leisure facilities, a range of independent shops, cafés and restaurants, supermarkets and an M&S Foodhall.

The ancient market town is the site of Chepstow Castle, reputedly the earliest stone-built Norman stronghold.

Pwllmeyric, a short drive from the Wye Valley Area of Outstanding Natural Beauty, is an excellent base for those who appreciate nature, scenery and wildlife and for those who enjoy outdoor pursuits such as walking, climbing, cycling and horse riding. There are lovely country walks from the village and it's a reasonably short stroll to the Chepstow Garden Centre with its café and farm shop. For golfers, St Pierre Marriott Golf and Country Club is conveniently close.

Step Inside:-

The attractive property is set back behind level lawned gardens, surrounded by hedges. The front door opens from a gable roof porch to a light and airy reception hall with practical laminate flooring.

To one side of the hallway is the wonderful, open plan family living space. The spacious kitchen and garden room have porcelain tiled flooring, with underfloor heating. In the kitchen, sleek base, wall and larder-style kitchen units provide ample storage. A central island, with an inset induction hob, doubles up as a breakfast bar. There are quartz worktops and splashbacks and fitted appliances include two Neff electric fan assisted ovens, a combi-microwave and grill, a dishwasher and a wine cooler. There is space for an American-style fridge/freezer (available by separate negotiation).

At one end of the kitchen, the superb garden room is flooded with light from a vaulted glass roof. Glazing to two elevations brings the outside in, making the most of the lovely rear garden and the views of the surrounding countryside. French doors lead to a paved patio and decked area, perfect for outdoor dining.



The garden room flows through to a dining room, which has a window to the front of the property. This room in turn is open to a cosy sitting room, also overlooking the front of the property. Both these rooms have practical laminate flooring.

Located conveniently off the kitchen is a utility room with base and eye level storage units and space for a washing machine and tumble dryer. The worktops are granite effect, with ceramic tiled splashbacks and the flooring is porcelain tiles. There is a useful glazed door leading to the rear garden.

A study, which provides an ideal space for working from home, is located next to the sitting room with a window overlooking the front of the property.

The other side of the entrance hallway is a welcoming and spacious lounge with a modern feature fireplace with a beam over and an inset wood burning stove. There is a window to the front elevation and a sliding glazed door leads to a conservatory at the back of the house, a lovely place to relax and take in the views. Double doors lead from the lounge to a small room, with a

window overlooking the back garden. This is currently used as a store room but has potential to be used as an additional study.

The ground floor accommodation is completed by a convenient WC, situated off the entrance hallway.

Upstairs, off a light and airy landing area, there are four double bedrooms. The principal bedroom has sleek, fitted wardrobes and benefits from a modern, fully-tiled en-suite bathroom, with the P-shaped bath having a shower over. The bedroom enjoys views over the garden and the beautiful countryside beyond.

A second, generous-sized double bedroom, which overlooks the front of the property, benefits from a modern, fully-tiled en-suite shower room.

There are two further, spacious double bedrooms, one with a range of fitted wardrobes along one wall. These are served by a luxurious, fully-tiled family bathroom with a P-shaped bath with a shower over.







Step outside

To the front of the house is a level front lawn bordered by mature hedging. A driveway, with parking for several cars, leads to a double garage.

The sunny, private rear gardens, which enjoy a lovely outlook over the surrounding countryside, are a real feature of this property. A large area of level lawn is bordered by shrubs and flower beds and enclosed by wooden fencing. Along the back of the house is a paved patio, conveniently accessed from the conservatory and garden room. Directly outside the garden room is a decked sun terrace, a lovely spot to entertain or to relax and enjoy the surroundings.

DIRECTIONS

What3words: ///downward.reprints.conveying



Badgers Meadow, Pwllmeyric, Chepstow, NP16

Approximate Area = 2449 sq ft / 227.5 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

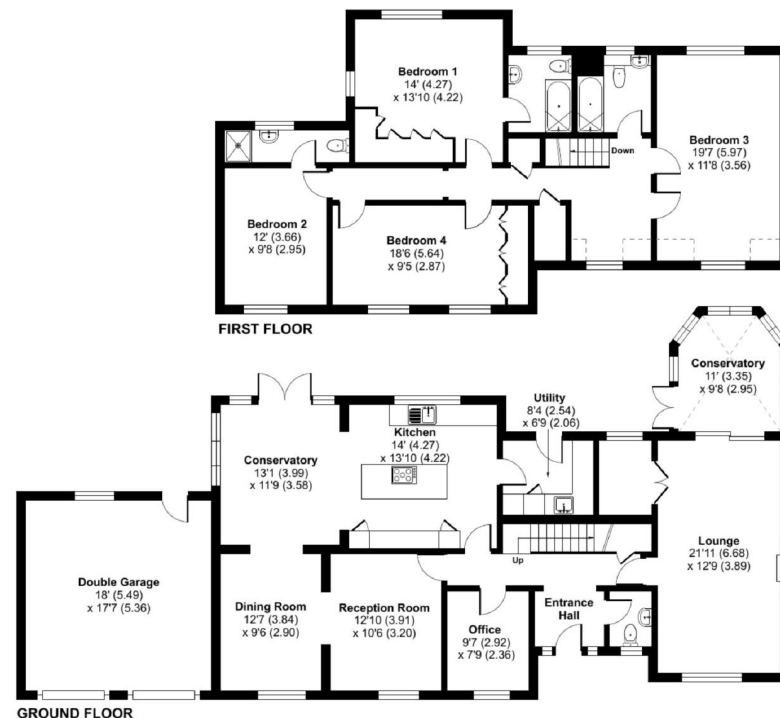
Garage = 316 sq ft / 29.4 sq m

Total = 2787 sq ft / 258.9 sq m

For identification only - Not to scale



Denotes restricted head height

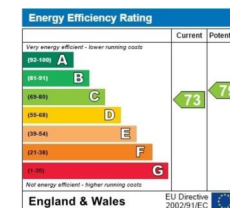


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Archer & Co. REF: 1037827

Postcode: NP16 6UE | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Mains Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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