



MATHERN

Guide price £495,000



 ARCHER & Co

www.archerandco.com

To book a viewing call 01291 626262

2 SCHOOL COTTAGES

Mathern, Chepstow, Monmouthshire NP16 6JG



3 Bedroom semi-detached cottage
Situated in the desirable village of Mathern
Garage and off road parking

This charming three-bedroom semi-detached cottage is ideally located in the desirable village of Mathern, known for its vibrant and welcoming community. The property combines character and modern living, making it perfect for families or those looking for a peaceful retreat. With its beautiful surroundings and local amenities, this cottage offers a wonderful opportunity for anyone looking to settle in a picturesque village.

Located near Chepstow, often referred to as the historic gateway to Wales, this vibrant town offers an array of amenities and attractions for residents. Chepstow features excellent educational options, including both junior and senior schools, along with leisure facilities that cater to various interests. The town is dotted with independent shops, cafes, and restaurants, providing plenty of dining and shopping choices. For those seeking convenience, a Marks & Spencer Foodhall is also available, ensuring that residents have access to a wide range of culinary products. With its rich history and lively community, Chepstow is an ideal place for comfortable living.



Guide price
£495,000



KEY FEATURES

- 3 Bedroom semi-detached cottage
- Modern updated Kitchen
- Garaging and parking for several vehicles
- Desirable village Mathern on the outskirts of Chepstow Town
- Landscaped garden overlooking fields and open countryside towards the Mathern ponds
- Been in the same family for over 45 years

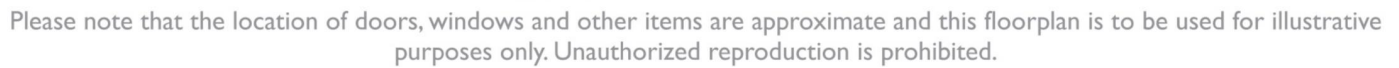


STEP INSIDE



As you enter this wonderful character-filled cottage, you will immediately notice the great care the current owners have lavished on their home.

The modern fitted kitchen opens up to a dining area, allowing you to sit and enjoy views of the well-tended garden through the patio doors.



The first floor features three bedrooms and a modern bathroom, ideal for family living.

STEP OUTSIDE



The garden at the rear of this home is one of its standout features, boasting mature shrubs and a spacious garage/workshop, providing ample outdoor space for children to play or for pets to roam.

You'll also appreciate the beautiful views overlooking open fields that extend to Mathern Ponds and the St. Pierre Golf Course in the distance. This serene backdrop enhances the charm of the property, offering a peaceful retreat where you can enjoy outdoor activities or simply relax and take in the natural surroundings. It's truly a delightful space for family gatherings and enjoying the beauty of nature.

INFORMATION

Postcode: NP1 66JG
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Travelling from Chepstow town centre, join the main bypass road (A48) up to High Beech roundabout and take the third exit off signposted Pwllmeyric (A48). Proceed down Pwllmeyric Hill, passing Mounton Brook Lodge wedding venue and bus stop on your left and turn left signposted Mathern. Follow this road into the village, passing the cenotaph and turning for Chapel Lane on your left proceed through the village and the property is on the right just after the Mathern Nursery, which was the original village school.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.