



TUTSHILL

Guide price **£985,000**



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To book a viewing call 01291 626262

WOODLAND VIEW

Coleford Road, Tutshill, Gloucestershire NP16 7BU



5 bed detached property
Walking distance to Chepstow town centre and amenities.
Sought after village Tutshill

This is a truly wonderful five-bedroom detached home, built to an exceptional standard and nestled on the fringe of the village of Tutshill. This property is a showstopper, thoughtfully designed to create a seamless flow throughout, allowing you to appreciate gorgeous views of the garden from the main living areas. With its stunning aesthetics and functional layout, this home is a must-see for anyone seeking a blend of luxury and tranquillity. Don't miss the opportunity to explore all that this remarkable property has to offer!

Tutshill is a highly sought-after village located on the outskirts of the historic market town of Chepstow, where residents can enjoy a variety of shopping facilities and supermarkets, including Tesco and Marks & Spencer. The town also boasts a leisure center, numerous bars and restaurants, and beautiful footpaths through the stunning Wye Valley, including the nearby Offa's Dyke footpath.

Education options in the area are excellent, with prominent private schools such as St. John's within walking distance, as well as a selection of state schools nearby. For commuters, Tutshill offers convenient access to the regional centres of Bristol (19 miles), Cardiff (33 miles), and Newport (21 miles). The property is just 3 miles from Junction 2 of the M48 Motorway (Chepstow Severn Bridge) and approximately 10 miles from the M4/M5 interchange.

Public transport is readily available, with train stations located at Chepstow, Lydney, and Severn Tunnel Junction, while Bristol Parkway Mainline station is just a 25-minute drive away, providing swift access to London in approximately 1 hour and 25 minutes. Overall, Tutshill presents an ideal location for those seeking a blend of rural tranquillity and accessibility to urban amenities.

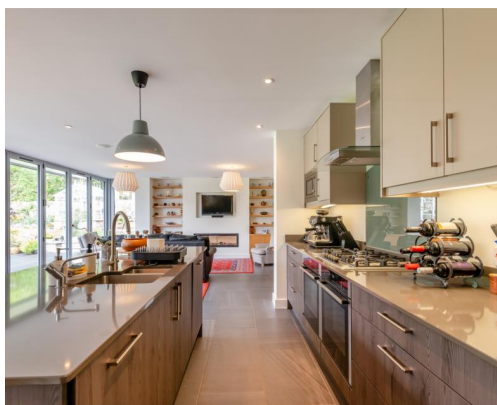


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KEY FEATURES

- 5 double bedroom detached home
- Recent new kitchen
- Private garden 0.39 of an acre
- Architect designed
- Sought after village of Tutshill



STEP INSIDE

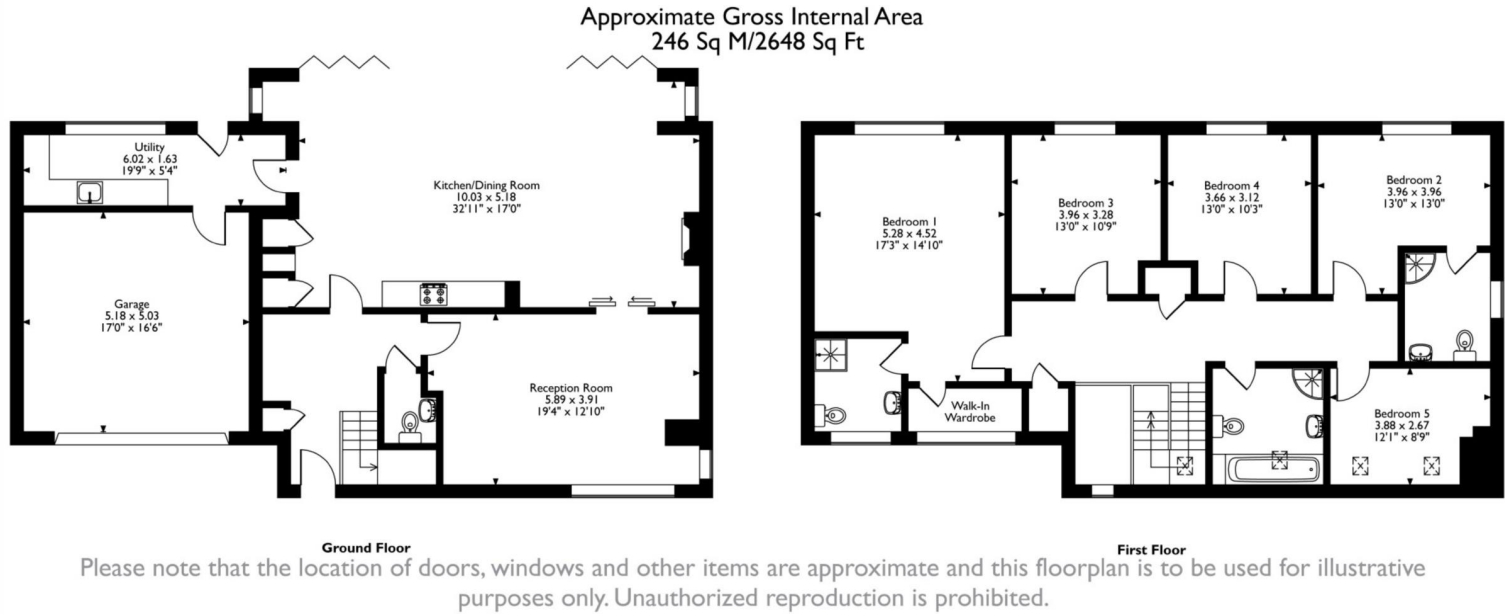


This truly is a rare opportunity to acquire a magnificent, individually designed home that offers fantastic living accommodations, all set within a sizable plot. The unique design and spacious layout provide an exceptional living experience, making this property a standout choice for those seeking quality and comfort in a home.

As you step into this stunning property, you are immediately greeted by the vaulted ceiling and open landing, which lets an abundance of light flood into the space. The ground floor features beautiful slate tiled floors that flow seamlessly throughout, equipped with underfloor heating that ensures warmth and comfort.

As you proceed into the open-plan kitchen and dining area, you'll find the lounge section enhanced by impressive floor-to-ceiling bi-fold doors, offering breathtaking views of the rear garden - a true showstopper. The modern kitchen is fitted with sleek cabinetry and includes a central island, while still allowing ample space for a dining table, making it perfect for both everyday living and family living.

With an open-plan living area, this home truly embodies a seamless flow. Double doors lead from the main lounge area to a separate reception room, providing versatility for entertaining or quiet relaxation. The property offers spacious living throughout, enhanced by thoughtful design elements and features that have been meticulously incorporated into the build. Each room reflects a commitment to quality and comfort, making this home an exceptional choice for modern family living.



On the ground floor, you will find a convenient WC and a practical utility room, adding to the home's functionality. As you ascend to the first floor, you are greeted by the principal suite, which features a private dressing area and an ensuite shower room, tastefully finished with modern tiles and fixtures.

The guest room boasts its own ensuite facilities, offering comfort and privacy for visitors. Additionally, the other well-appointed bedrooms share access to a stylish family bathroom, providing ample space and convenience for family or guests. This thoughtfully designed layout, which allows for lovely views over the rear garden, enhances the overall practicality of the home, making it ideal for both everyday living and entertaining.

STEP OUTSIDE



The garden is impressively sized, providing a fantastic space for children to play and enjoy outdoor activities. It features a level grassed area, bordered by flower beds, and is complemented by mature trees that add charm and privacy. Additionally, the property boasts a lovely decked area, perfect for relaxing and soaking up the afternoon sun. A comfortable seating area to the side of the property further enhances the outdoor living experience, making it an ideal spot for gatherings or quiet moments of leisure. This garden truly offers a tranquil retreat for family and friends alike.

AGENTS NOTE:

There are solar panels at the property that are owned.

INFORMATION

Postcode: NP16 7BU

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From our Chepstow office proceed over the Old Wye bridge, continue up the hill, turning left on the mini roundabout onto Coleford Road, continue along Coleford Road without deviation, round the right hand bend by the café on the hill the property is situated in the left just tucked away down the private lane on the first left after the village hall car park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
A (92-100)		
B (81-91)	82	
C (69-80)		
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		

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