



CHEPSTOW

Guide price **£375,000**



15 DEANS HILL

Chepstow, Monmouthshire NP16 5AT



3 bed link- detached split level property
Sought after location of the Danes
Planning approval for side extension

A surprisingly unusual three-bedroom link-detached family home located in the sought-after Danes area of Chepstow. Features include a modern kitchen and a split-level living and dining room - an uncommon design that adds charm and makes the space very versatile for families. The conservatory opens onto a well-designed, low-maintenance rear garden, offering a private oasis. The property also benefits from off-street parking for several vehicles and a single garage. A bonus is the planning permission granted for a two-storey extension DM/2024/01525.

This property is ideally situated within walking distance of Chepstow town centre, offering convenient access to a wide range of local amenities and excellent road and rail connections. Chepstow is a historic market town, renowned for Chepstow Castle, and boasts modern-day amenities such as supermarkets, independent shops, a leisure centre, and a variety of bars and eateries. Outdoor enthusiasts will enjoy scenic walks through the nearby Wye Valley, including the renowned Offa's Dyke Path. For leisure, there are prestigious golf courses at St Pierre and Celtic Manor, while Chepstow Racecourse is just a 5-minute drive away. The old Severn Bridge provides direct access to the M48 and M4, linking you to Bristol, the M5, and London.



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KEY FEATURES

- 3 Bedroom link detached property
- Planning approval for side extension
- Easy access to Town and local primary and secondary schools
- Landscaped rear garden
- Sought after location in the Danes



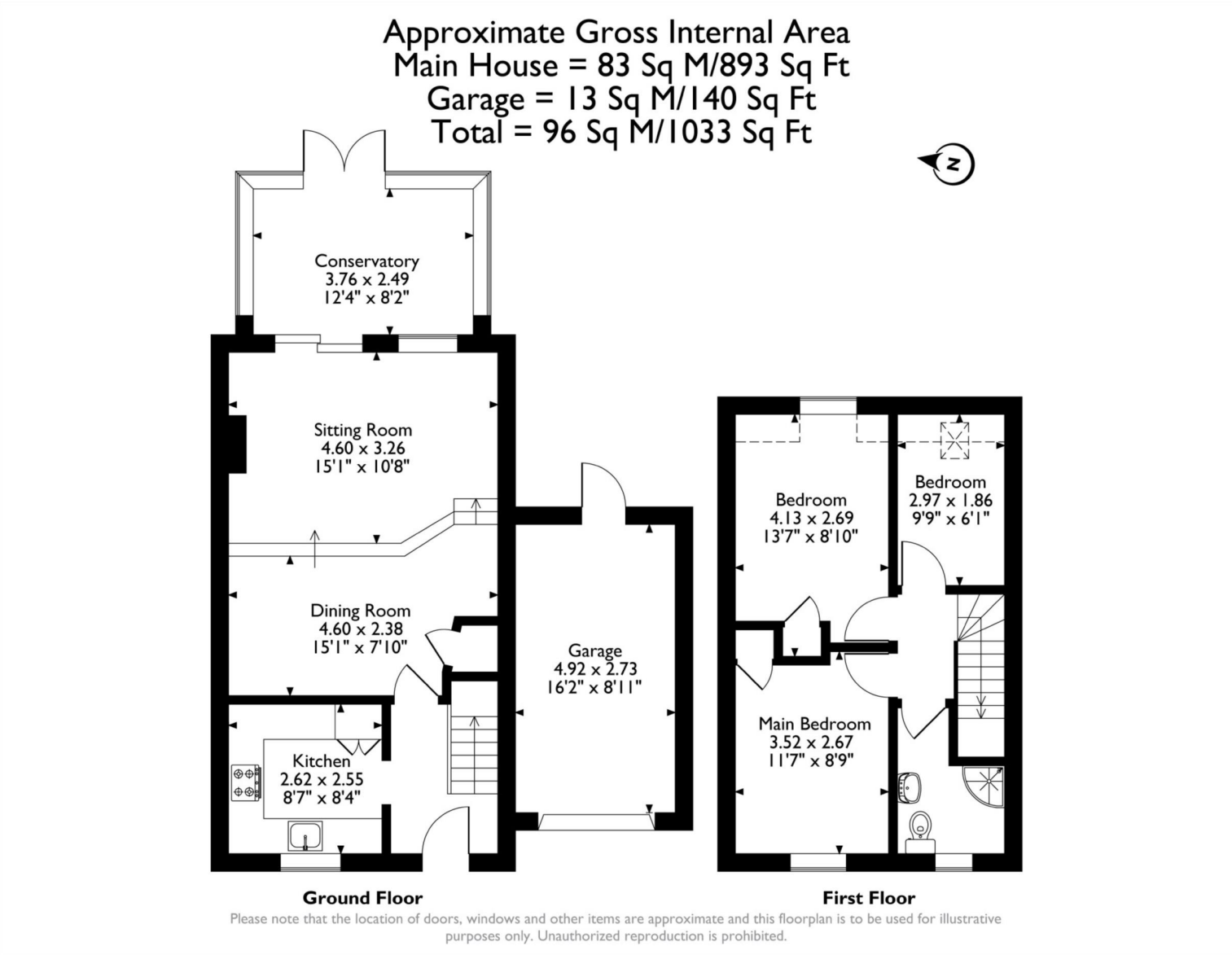
STEP INSIDE



The spacious hall provides access to the modern kitchen, which features an array of contemporary fitted wall and base units in a appealing colour scheme, overlooking the front drive and parking area with views of the street scene.

From there, you enter what is arguably the highlight of this property - something quite rare in a modern estate house - a lovely split-level dining room that overlooks the open-plan lounge area with a charming feature fireplace.

The lounge extends into a modern conservatory at the rear, seamlessly connecting you to the beautifully landscaped garden. This versatile space is ideal as an additional reception, perfect for relaxing or entertaining guests during the summer days.



STEP OUTSIDE



As you step out through the rear doors from the conservatory, you will notice several areas where you can sit and relax in the well-planned garden, which features mature shrubs and designated retreat spots. There is also convenient side access and garage access, enhancing the property's practicality and ease of use.

AGENT'S NOTE:

On street parking is by resident permits which are supplied to residents.

There is current planning approval for a two storey side extension (DM/2024/01525 - dated 9th January), to provide ground floor bathroom, kitchen/breakfast room and first floor fourth double bedrooms with dressing area and en-suite shower room,

INFORMATION

Postcode: NP16 5AT

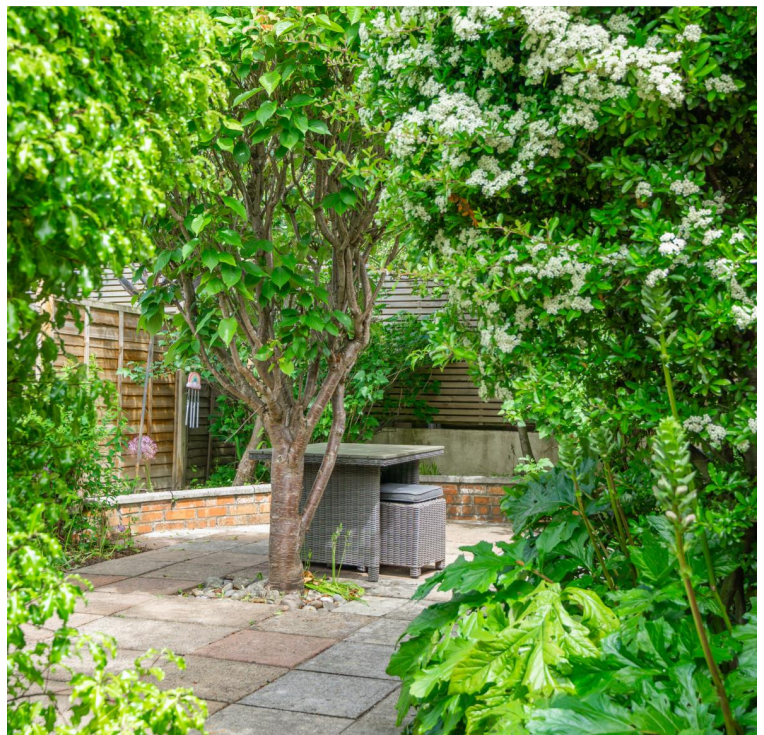
Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

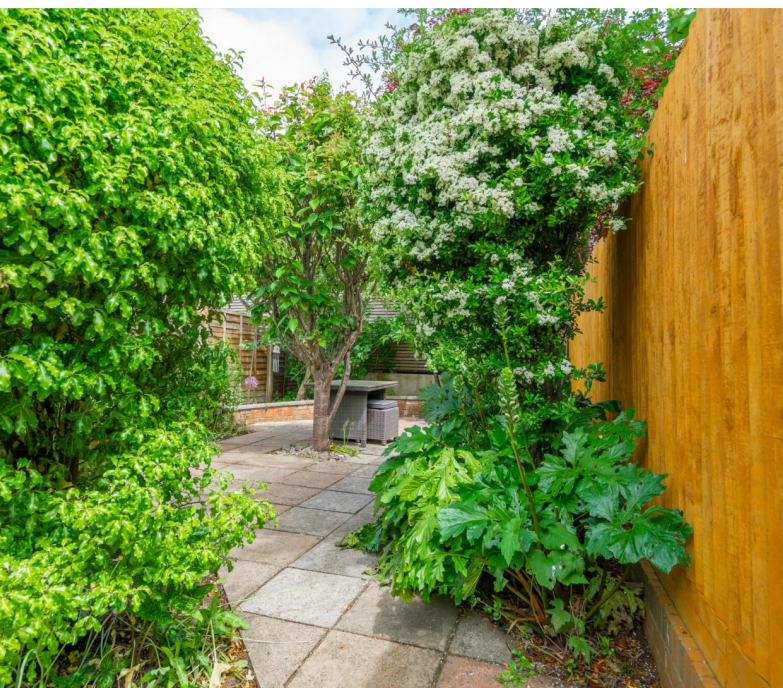
EPC: D





DIRECTIONS

From our Chepstow office proceed through the Town arch and turn right into Welsh Street. Continue along this road, passing the turning for the Leisure Centre and Chepstow Senior School. Turn left into Kingsmark Lane and take the first left into St Kingsmark Avenue. Take the first turn into Deans Hill and the property can be found a little way along on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	66	
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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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.