



TUTSHILL

Guide price **£365,000**



ARCHER & Co

www.archerandco.com

To book a viewing call 01291 626262

IVANHOE

7 Castle View, Tutshill, Chepstow, Gloucestershire NP16 7EA



2 bed detached bungalow
Walking distance to Chepstow town centre
and amenities.

This detached bungalow, situated in the desirable area of Tutshill, offers an excellent blend of comfort and style. Featuring two generously sized bedrooms and a modern bathroom, the home provides a perfect setting for relaxed living. The interior is filled with natural light, thanks to large windows that create a warm and inviting atmosphere throughout.

The spacious main living area is thoughtfully designed for both relaxation and entertaining. It currently offers a cozy space that could be easily reconfigured to open up to the kitchen, creating an open-plan living area that seamlessly combines the lounge, dining, and kitchen spaces for a modern, sociable layout. Subject to consents, the functional kitchen is fitted with ample cabinetry and appliances, ensuring an efficient and practical space for home cooking.

A charming conservatory adds versatile extra space for leisure or entertaining, with windows that offer delightful views of the landscaped garden outside. The neutral décor throughout provides a blank canvas for personal touches, maintaining a bright and welcoming ambiance.

Located in Chepstow's Tutshill, this property benefits from a strong sense of community, proximity to scenic walks, and convenient local amenities. It is an ideal choice for those seeking a comfortable, tranquil lifestyle in a peaceful setting.



Guide price
£365,000



KEY FEATURES

- 2 Bedroom detached Bungalow
- Two welcoming bedrooms
- Spacious living and dining area
- Conservatory with garden views
- Sought-after village of Tutshill



STEP INSIDE



Inside, the bungalow boasts a thoughtfully designed layout that ensures a smooth and effortless flow between its welcoming spaces.

The spacious living room features a tasteful feature fireplace and fire, adding warmth and character to the room while enhancing both comfort and practicality. This versatile area is well-suited for family activities and entertaining guests, offering ample space for a variety of furnishings to suit your lifestyle and style preferences.

Adjacent to the living room is the dining area, which can be used for formal dinners or casual meals.

The hall connects seamlessly to both the kitchen and the conservatory, fostering an open and inviting atmosphere.

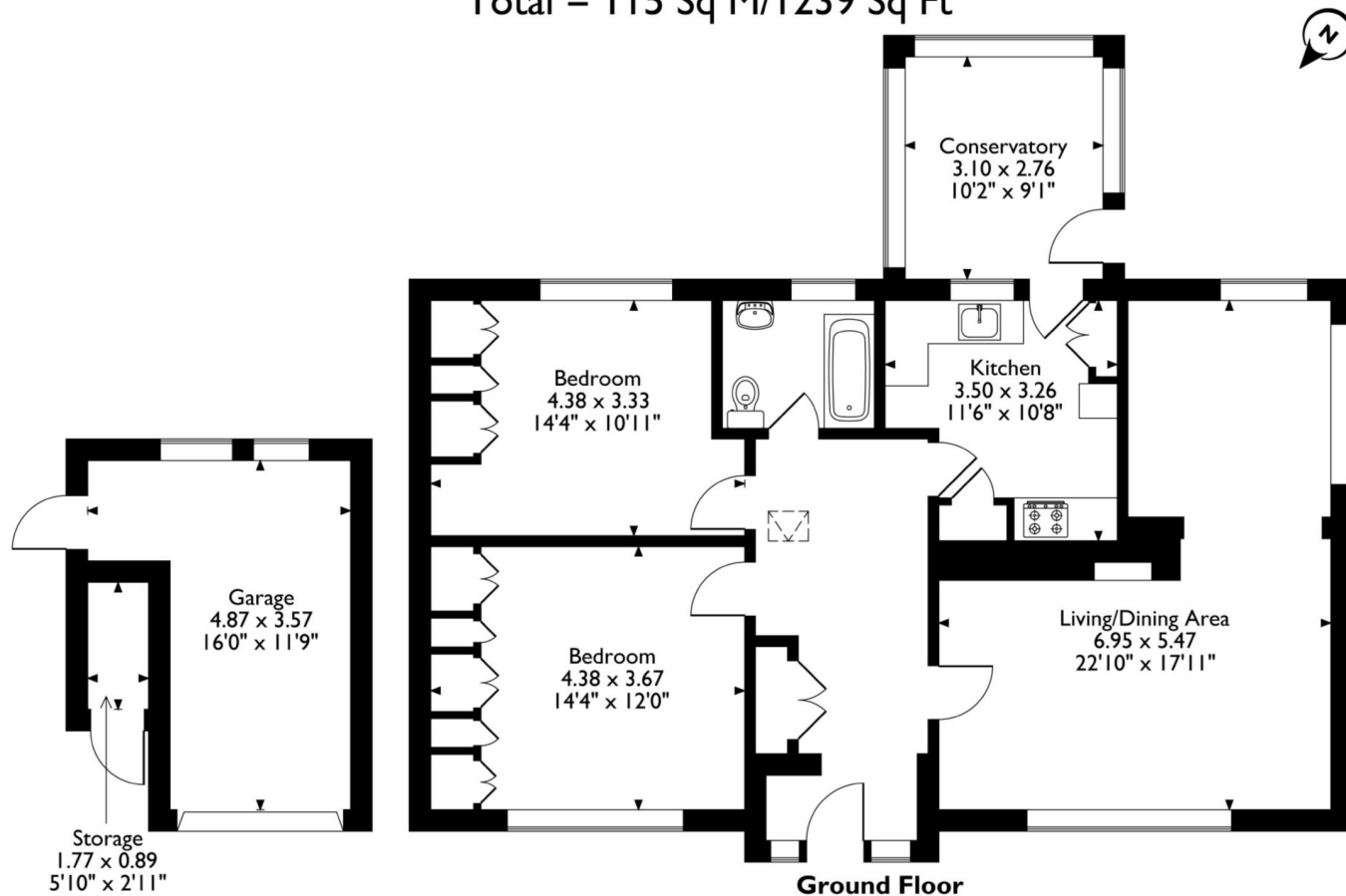
The kitchen is tailored for modern living, equipped with well-appointed cabinetry that maximises storage while maintaining a functional layout, making meal preparation a breeze.

Each bedroom serves as a comfortable retreat, complete with mirrored wardrobes that add a touch of dimension and provide generous storage along with good ventilation.

The bathroom is fitted with contemporary fixtures, offering a clean, stylish, and practical space for daily routines.

A standout feature of the property is the conservatory, perfect for enjoying a morning coffee or unwinding with a good book. Its abundance of windows allows for plenty of natural light and offers lovely views of the surrounding nature, making it an ideal space for relaxation or socialising.

Approximate Gross Internal Area
 Main House = 99 Sq M/1066 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Outbuilding = 2 Sq M/22 Sq Ft
 Total = 115 Sq M/1239 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION AND AREA:

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 options are readily accessible in the area, with train stations located at Chepstow, Lydney, and Severn Tunnel Junction, offering convenient travel opportunities. Additionally, Bristol Parkway Mainline station is just a 25-minutes away, providing swift access via train to London. Overall, Tutshill presents an ideal location for those seeking a harmonious balance of rural tranquillity and easy access to urban amenities, making it a highly desirable place to live.

STEP OUTSIDE



The exterior of the property is equally impressive, featuring a beautifully landscaped garden designed for both visual appeal and ease of maintenance. Winding paths meander through gravelled areas and vibrant garden beds, creating an inviting approach to the home. Flowering shrubs and plants add bursts of colour and vibrancy. The outdoor space provides ample room for gardening activities and offers a tranquil setting for enjoying the fresh air or entertaining guests. With plenty of space for outdoor furniture, this garden is ideal for summer barbecues, outdoor gatherings, and relaxing in the sunshine.

INFORMATION

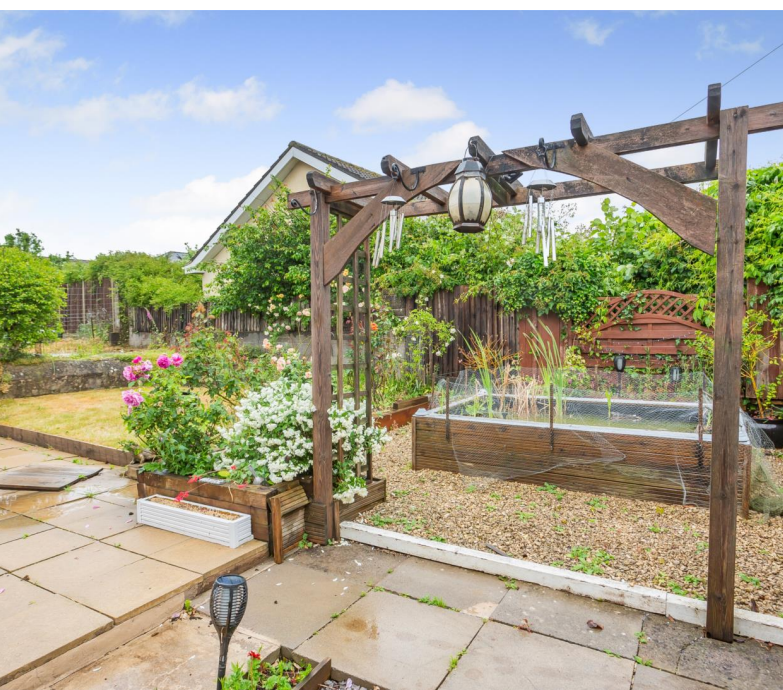
Postcode: NP16 7EA
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D






DIRECTIONS

Leaving Chepstow on the A48 towards Gloucester proceed over the bridge over the River Wye, turn left onto the B4228 signposted towards Tutshill. Take the second turning left onto Bigstone Meadow and continue to the end. At the junction, right onto Sedbury Lane and then left onto Castle View. Number 7 is on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			82
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
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.