



LLANVAIR DISCOED

Guide price **£850,000**



ARCHER & Co

12 COURT HOUSE ROAD

Llanvair Discoed Chepstow, Monmouthshire NP16 6LW



4-bed detached split-level property
Sought-after village Llanvair Discoed
Detached garage and plenty of private parking

This family home is tucked away in an extremely private and elevated position at the end of a quiet cul-de-sac, accessed via a large sweeping driveway. Located in Llanvair Discoed, this small village is situated within Monmouthshire, conveniently positioned between Newport and Chepstow. The Woodlands Tavern, a local pub, is nearby, along with several rural restaurants, pubs, and convenience stores that surround the area. Chepstow boasts a charming high street with shops such as Marks & Spencer and Boots, as well as excellent restaurants and bars. In addition to the local amenities, the property offers easy access to Bristol, Cardiff, and London, thanks to superb road and rail links. There are also several primary and secondary schools within close proximity, making this an ideal home for a family.

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

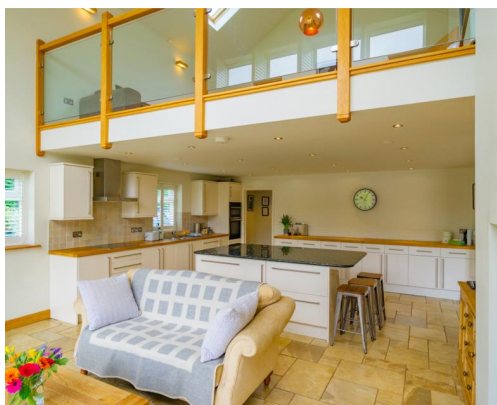


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KEY FEATURES

- 4 double bedroom detached family property
- Secure entrance with electric gates, detached garage
- Private location end of a cul-de-sac
- Large level garden
- Sought after village of Llanvair Discoed



STEP INSIDE

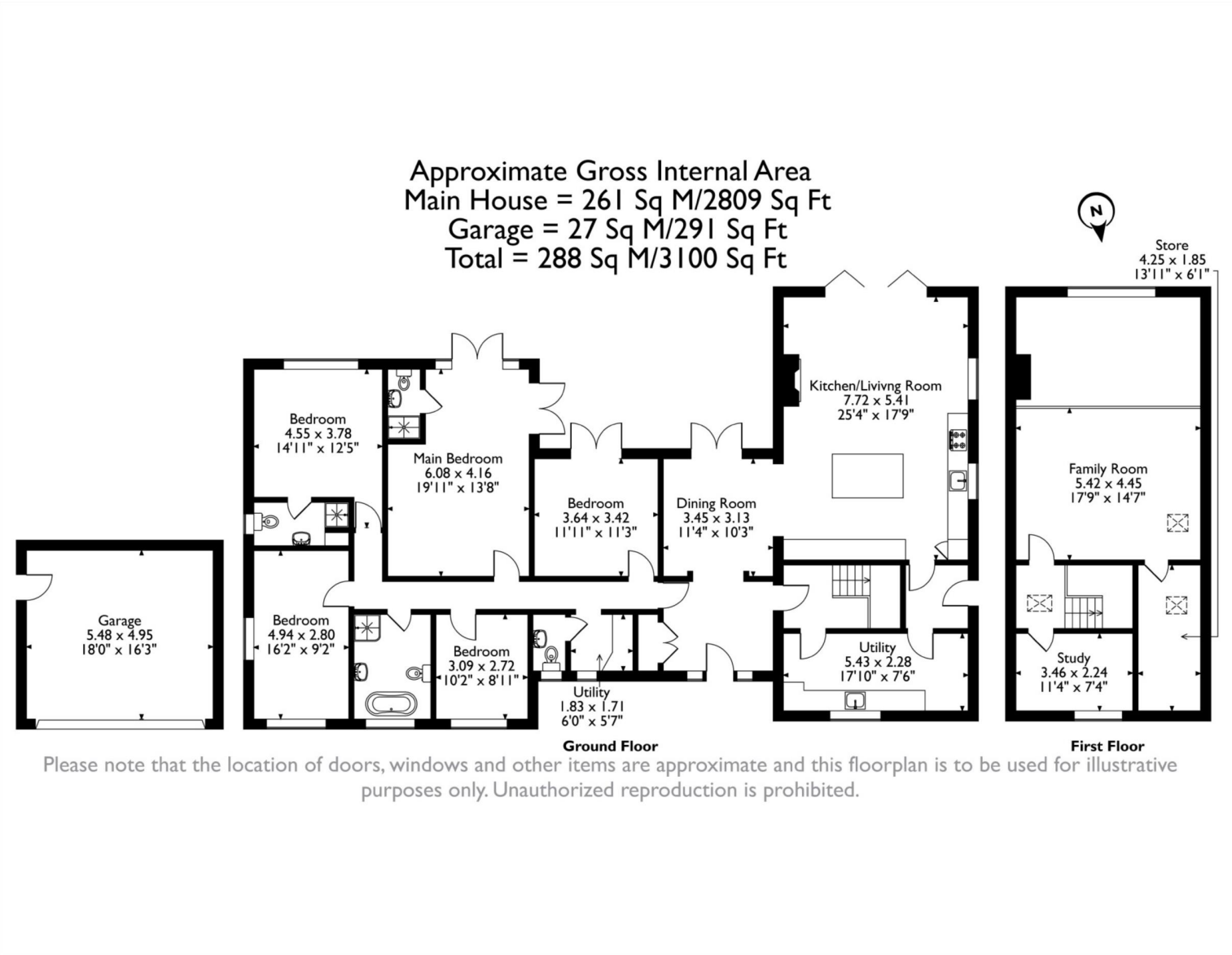


As you step inside this welcoming home, you'll immediately appreciate the extensive work that has been undertaken to create a truly exceptional family residence. The property boasts many unique features that become evident as you move through to the open-plan dining area, family room, and kitchen.

The home is predominantly arranged over one level, with a stunning mezzanine level that overlooks the spacious, modern kitchen featuring a large central island and views out to the family room with a wood burner. This area is accentuated by a striking high vaulted ceiling, which enhances the sense of space and elegance.

On the mezzanine level, you'll also find a versatile study, a practical storage room, and the mezzanine itself lends itself to being used as a second family room or a relaxing retreat.

This thoughtful layout offers even greater flexibility and comfort for family living.



STEP OUTSIDE



You will not be disappointed when you venture outside.

The south-facing garden is private, yet still benefits from the proximity of nearby neighbours. It features a level grassed area, ideal for outdoor activities, family games, and even a football pitch. The raised beds planted with shrubs add to the garden's charm, creating a lovely outdoor space. At the far end of the garden, there is a summer house, thoughtfully positioned as a tranquil retreat where you can sit, relax, and enjoy the peaceful surroundings.

The front of the property is accessed via electric gates, leading onto a private driveway that provides ample parking, turning space, and a detached garage, ensuring both convenience and security.

AGENT'S NOTE:

Access to the property is shared with three other homes located along the privately owned driveway.

INFORMATION

Postcode: NP16 6LW

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

Leaving Chepstow on the A48 approaching High Beech Roundabout take the third exit remaining on the A48 signposted Caerwent. Continue along the A48, at the first roundabout take the second roundabout, continue for approximately four miles and turn right signposted Llanvair Discoed & Wentwood. Continue for approximately 1.5 miles entering the village of Llanvair Discoed and shortly after turn right into Court House Road. The property on the left-hand side at the far end of the close.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	59	70
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.