



SHIRENEWTON

Guide price **£700,000**



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LINDEN HOUSE

Mynyddbach, Shirenewton, Chepstow, Monmouthshire NP16 6RP



4 bed detached property

Walking distance to sought after primary school in Shirenewton

Open countryside views and beyond

As you approach this charming 4-bed detached property, you will notice it sitting gracefully on the edge of a picturesque village green, offering spectacular panoramic views across open countryside and beyond to the rolling hills of itton and beyond. This unique, individually built home exudes character and charm, with a distinctive design that features varying levels, creating a welcoming and intriguing atmosphere.

Situated in the highly sought-after area of Mynyddbach, Shirenewton, this property offers breathtaking panoramic views and a tranquil setting. The village boasts excellent local amenities, including a charming recently opened village pub and an outstanding primary school, making it ideal for families and those seeking a close-knit community. Conveniently located with easy access to major motorway links such as the M4, M48, and M5, commuting and travel are straightforward.

Nearby towns provide a comprehensive range of amenities and shopping options, including well-known stores like M&S and Tesco. The region is renowned for its excellent public and private secondary schools, as well as mainline railway stations, ensuring seamless connectivity. Nestled in Monmouthshire, this area is celebrated for outdoor pursuits and areas of outstanding natural beauty, offering residents a perfect blend of convenience and scenic living.



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KEY FEATURES

- 4 double bedroom detached property
- Beautiful kitchen with dining area
- Overlooking the common
- Architect-designed property
- Sought-after village of Mynyddbach



STEP INSIDE



Upon entering, you are welcomed into a spacious hall with steps leading down to a formal lounge.

Off the hall there is also a cloakroom/wc.

The lounge boasts a feature fireplace with a wood burner, providing a cosy focal point. The room is filled with natural light from three aspects, with large windows and French doors that open onto a raised deck, perfect for enjoying the rear garden and outdoor living.

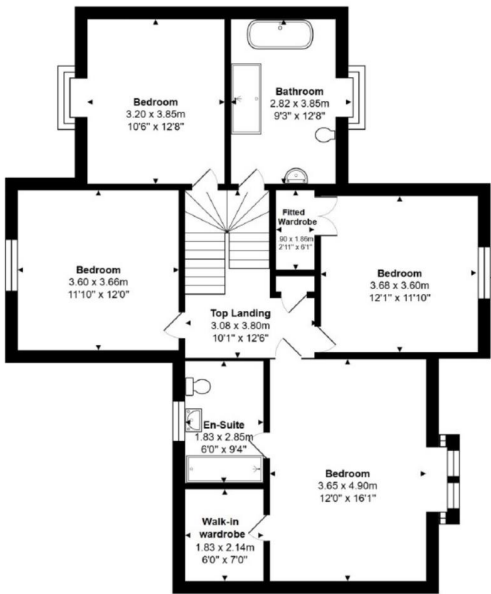
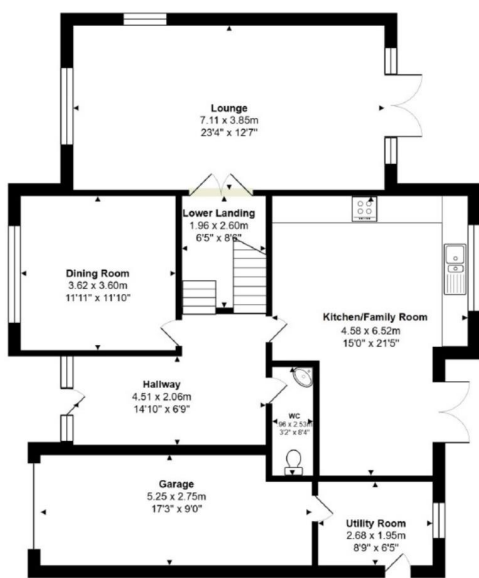
As you continue to explore, you'll notice the generous proportions of each room, designed for comfort and functionality.

The formal dining room comfortably accommodates large furniture and still provides ample space to move around freely.

The kitchen/family room has been recently updated to a high standard, with no expense spared by the current owners. It features a dining area, ideal for family meals and entertaining. Adjacent to the kitchen is a handy utility room with access to the integral garage, adding convenience and practicality.

Ascending to the first floor via a split-level landing, you will find a spacious family bathroom and a guest bedroom, which is a generous double.

Linden House, Old School Hill, Mynyddbach, NP16 6RP



Total Area: 204.0 m² ... 2196 ft²
All measurements are approximate and for display purposes only

Further up the stairs, the main landing provides access to three additional rooms, including the principal suite.

The principal bedroom features an en-suite shower room, offering a private and convenient space. Adjacent to the main bedroom is a walk in wardrobe, with ample room for additional wardrobes within this suite, providing plenty of storage options.

The layout ensures comfort and privacy throughout, making this home ideal for family living and guest accommodation.

STEP OUTSIDE



As you step outside, the front of the property offers ample parking space, including options for guest parking, alongside an integral garage for added convenience and storage. The rear garden has been thoughtfully remodelled to maximise enjoyment and functionality.

It features a lovely seating area on a patio just off the rear door, perfect for outdoor dining and relaxation. Additionally, French doors from the lounge provide seamless access to the garden, creating a wonderful indoor-outdoor flow. This property truly represents a fantastic family home, combining practical features with beautiful outdoor spaces.

INFORMATION

Postcode: NP16 6RP

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow, at the Racecourse roundabout, take the 1st exit onto the A466, and first turn right onto the B4235. Take the left turn sign-posted Shirenewton & Mynyddbach. Turn next right at the Mynyddbach sign and proceed up Old School Hill. The property is situated on the lane just off the common, on the turning on the right at the top of this lane. The property is the third house on the right



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)		
C (69-80)	70	
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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