



DIRECTIONS

From our Chepstow office proceed along the A48 towards Caerwent, upon entering Crick turn right onto the Shirenewton Road. Proceed along this road turning left into Homefarm Court, continuing to the gated access to the properties.

SERVICES

All mains services are connected to include mains gas central heating.

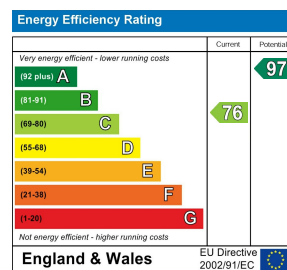
Council Tax Band G.

MAINTENANCE AND SERVICE CHARGE

Please note that there is a service/maintenance charge for the property's communal areas. Charges are £140 per month.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



**4, HOME FARM COURT SHIRENEWTON,
CHEPSTOW, MONMOUTHSHIRE, NP16 6RL**



£582,995

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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Moon & Co are delighted to offer to the market 4 Home Farm Court, Shirenewton which to the ground floor briefly comprises a spacious entrance porch, reception hall, beautiful sitting room as well as impressive kitchen/dining room and WC. To the first floor are three double bedrooms, all benefiting from en-suite facilities. The property has been re-carpeted by the current owners and is beautifully presented throughout, offering a rare opportunity to acquire a family home situated in one of the most sought after villages surrounding Chepstow. Outside the property offers pleasant private gardens predominantly laid to lawn along with a double garage and off-road parking. This stone built property forms part of the previous Shirenewton Golf Course development and is set within approximately 8 acres of communal gardens and accessed via a long sweeping driveway via electric gates, the site has a sense of peace and serenity.

Being situated in Shirenewton, a range of facilities are close at hand including a well renowned primary school with an abundance of shops, pubs and restaurants to be found in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE PORCH

Wooden, double glazed entrance door with windows to side and high quality wood effect laminate flooring. Access to: -

RECEPTION HALL

High quality wood effect laminate flooring continued. Cloakroom cupboard and under stairs storage. Stairs to first floor.

SITTING ROOM

5.38m x 4.45m (17'7" x 14'7")

Beautifully presented reception room benefitting from panelled wall and two uPVC double glazed windows to the front elevation overlooking the gardens. Feature electric fireplace with marble hearth inset into chimney breast.

KITCHEN/DINING ROOM

6.65m x 5.38m (21'9" x 17'7")

Well appointed open plan kitchen/dining room, benefitting from a range of larder style high-quality kitchen units with ample quartz stone worktops over and inset one and a half bowl sink and chrome mixer tap with hose attachment. The kitchen also benefits from a range of integrated appliances to include larder style fridge/freezer, two eye level electric fan assisted ovens and one Combi microwave grill, induction hob with warming drawer and extractor over, as well as recently purchased and installed washing machine and dishwasher. Spot lighting and laminate flooring continued. Two uPVC double glazed windows to front elevation and one to rear.

GROUND FLOOR WC

Fitted with high end wall mounted wash hand basin with brushed brass mixer tap and low-level WC with concealed cistern. Tiled flooring and part panelled walls. Slimline radiator. Spot lighting.

FIRST FLOOR STAIRS AND LANDING

Beautiful spacious landing with feature panelled wall. Loft access point.

BEDROOM 1

4.45m x 3.81m minimum (14'7" x 12'5" minimum)

Benefitting from two uPVC double glazed windows to front elevation overlooking the gardens and surrounding grounds. Also benefitting from a superb walk-in wardrobe fitted with shelving and drawers for storage, accessed through double oak doors.

EN-SUITE

Accessed via a bespoke rolling oak door, this beautifully updated en-suite comprises a three piece white suite to include low level WC, wash hand basin with matt black tap inset into vanity unit and double shower cubicle with matt black deluge shower head and shower screen. Anthracite heated towel rail. Polished tiled walls and flooring with feature exposed stonework. Frosted uPVC double glazed window to front elevation.

BEDROOM 2

4.80m x 2.97m (15'8" x 9'8")

A spacious double bedroom with uPVC double glazed window to rear elevation. Range of fitted wardrobes. Access to: -

EN-SUITE SHOWER ROOM

Comprising a three-piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and shower cubicle with mains fed deluge shower head over. Part-tiled walls and tiled flooring. Frosted uPVC double glazed window to rear elevation and chrome heated towel rail.

BEDROOM 3

4.50m x 2.57m (14'9" x 8'5")

A double bedroom with fitted wardrobe. uPVC double glazed window to front elevation. Access to: -

EN-SUITE

Comprising a three-piece white suite to include low level WC, pedestal wash hand basin with mixer tap and panelled bath with chrome mixer tap and shower attachment. Tiled flooring. Frosted uPVC double glazed window to front elevation.

OUTSIDE

The property is approached via sweeping communal driveway leading to wrought iron electric gates. The property itself forms part of the former Shirenewton Golf Course and has the use of the lawned communal gardens. The property also benefits from private gardens with large lawned area to the front, continuing to the side of the property, complete with paved seating and pathway to front entrance door. Allocated parking is to the front of the property and also in the garage block area.

DOUBLE GARAGE

The property also benefits from a double garage with electric up and over door, power and lighting.

SERVICES

All mains services are connected to include mains gas central heating.

