



DIRECTIONS

From our Chepstow office proceed on foot through the town arch and continue up Moor Street, bearing right and then left into Mounton Road. Continue up Mounton Road where you will find Blenheim House on your left hand side.

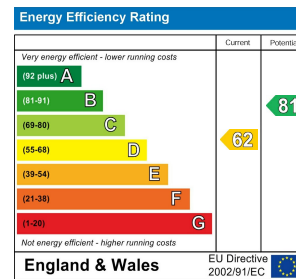
SERVICES

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

Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2788 sq. ft. (259.0 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix ©2024



BLENHEIM HOUSE, MOUNTON ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5BS



£675,000

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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.

Blenheim House comprises a semi-detached Georgian property, originally forming part of a larger house but sub-divided some time around the turn of the last century and now offering deceptively spacious accommodation across three floors with modern amenities yet retaining a wealth of character and charm. Also enjoying a town centre location with the benefit of its own private garage and gardens.

The accommodation is laid over three floors, on the main ground floor we have an impressive entrance hall with flagstone flooring, living room and dining room, with steps to the upper ground floor which offers rear hallway updated kitchen and utility/WC. The attractive staircase leads to the first floor split level landing with the principal bedroom, three guest bedrooms, drawing room and shower room and to the second floor landing three further bedrooms, along with a hobby/craft room and bathroom, offering the potential for either family accommodation or independent living if required. The gardens are attractive and well stocked and the property benefits from its own garage.

OUTSIDE

GARDENS

Blenheim House stands in attractive terraced mature gardens which are well stocked and offer privacy, principally located to the rear with steps to a pretty flower garden with small lawned areas and to the lower side of the property a pleasant paved garden with mature trees, shrubs and flowering plants.

GARAGE

A single car garage accessed off Mounton Road, with up and over door.

SERVICES

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



SECOND FLOOR STAIRS AND LANDING

At one time utilised as a self-contained apartment but could offer family bedrooms if required. Currently offering :-

BEDROOM 4

4.45m x 3.05m (14'7" x 10')

A double bedroom with window to front elevation.

BEDROOM 5/SITTING ROOM

4.34m x 4.78m (14'3" x 15'8")

A double bedroom with windows to front and side elevations.

HOBBY/CRAFT ROOM

4.50m x 3.40m (14'9" x 11'2")

Window to side elevation. Range of storage units. Loft access point.

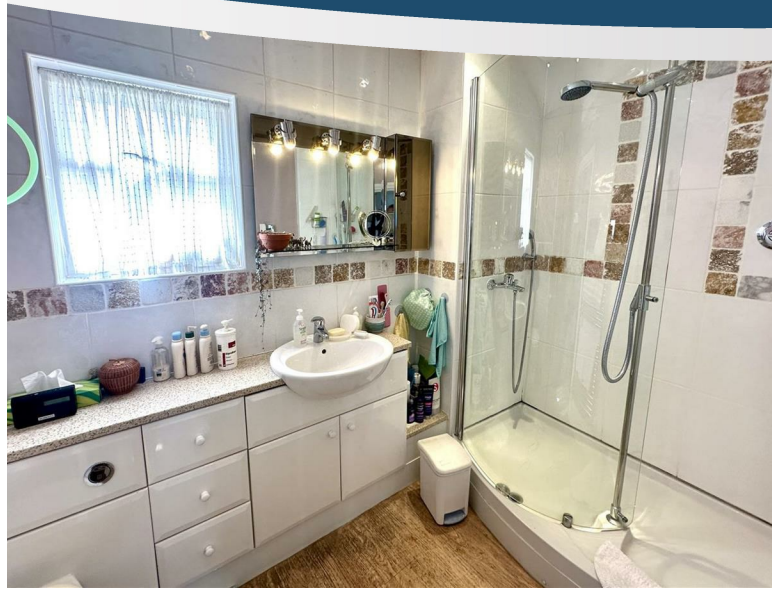
BATHROOM

Appointed with a three-piece suite to include panelled bath with shower over, low level WC and wash hand basin inset into vanity storage units. Window to rear elevation. Wall mounted gas fire boiler providing domestic hot water and central heating. Fully tiled walls.

BEDROOM 6

3.78m x 2.77m (12'5" x 9'1")

A double bedroom with window to front elevation. Loft access point.



GROUND FLOOR

ENTRANCE HALL

4.42m x 2.79m (14'6" x 9'2")

An elegant, well proportioned reception hall with door to front elevation. Flagstone flooring. Storage cupboard. Staircase leading off to first floor. Steps to upper ground floor.

LIVING ROOM

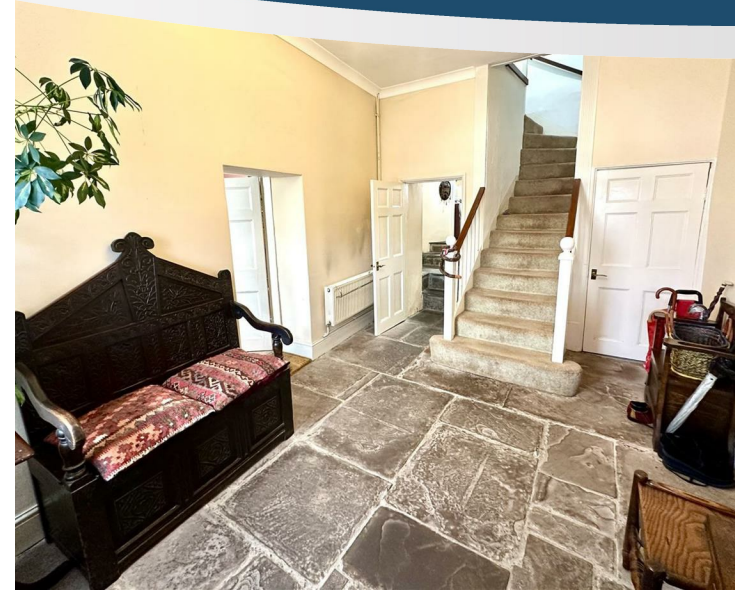
5.18m x 3.76m overall (17' x 12'4" overall)

A bright room with deep bay window to front elevation. Feature fireplace with inset wood burning stove.

DINING ROOM

3.68m x 2.64m (12'1" x 8'8")

Window to front elevation.



REAR HALLWAY

Steps from main hall with flagstone flooring. Door to garden.

KITCHEN

3.86m x 3.00m (12'8" x 9'10")

With a range of storage units with ample work surfacing over and inset one and a half bowl and drainer sink unit. Four ring gas hob with extractor over and eye level electric double oven and integrated fridge and freezer. Windows to both the rear and side gardens.

UTILITY ROOM/WC

A useful utility space, along with WC, with access to the garden.

SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low level WC and wash hand basin inset into vanity storage units. Fully tiled walls. Window to rear elevation.



FIRST FLOOR STAIRS AND LANDING

The staircase from the hallway leads to a split level landing.

BEDROOM 1

4.37m x 3.05m (14'4" x 10')

A double bedroom with window to front elevation.

BEDROOM 2

4.27m x 3.43m maximum (14' x 11'3" maximum)

A double bedroom with window to side elevation. Storage cupboard.

DRAWING ROOM

5.31m x 3.76m (17'5" x 12'4")

A feature of many Georgian houses were first floor drawing rooms, this is a particularly elegant room with an extensive range of built-in book shelving and circular bay window to front elevation.

BEDROOM 3

3.76m x 2.54m (12'4" x 8'4")

A double bedroom with window to front elevation. Wash hand basin.

