



DIRECTIONS

From our Chepstow Office proceed to the Racecourse roundabout, bearing left and then taking the first right towards Usk. Continue along the Usk road without deviation, as you approach the villages of Shirenewton and Mynyddbach, bear left and then take the first turning right up Old School Hill. At the top of the hill turn right where you will then find Linden House on your right hand side.

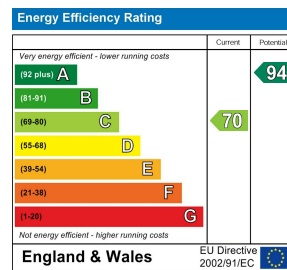
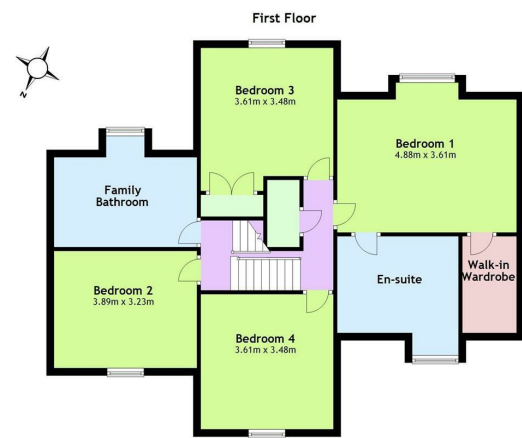
SERVICES

All mains services are connected, to include gas central heating.
All windows and doors in the property are double glazed.

Council Tax Band G.

TENURE - FREEHOLD

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



LINDEN HOUSE, OLD SCHOOL HILL, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6RP



OFFERS IN THE REGION OF £700,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Linden House comprises an individually designed and constructed house, occupying a pleasant centre village location overlooking Mynyddbach Common, within this sought after area of Monmouthshire and being close to the nearby town of Chepstow. The village benefits from a well respected school and also enjoys attractive rural countryside.

Linden House occupies a pleasant elevated position with attractive rural views both towards the Severn Estuary and local countryside. The property has been updated and improved within recent years providing spacious and well appointed family living.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation, stairs to first floor.

CLOAKROOM/WC

Updated with low level WC and wash hand basin. Tiled splash backs. Extractor fan. Fitted mirrored cupboard.

DINING ROOM

3.66m x 3.61m (12' x 11'10")

With window to front elevation with views.

KITCHEN/BREAKFAST ROOM

6.40m' x 4.57m' maximum (21' x 15' maximum)

Tastefully updated with a contemporary range of base and eye level storage units to include large walk-in corner pantry with lighting in the pantry and base units. Fitted with integrated double oven, Bosch dishwasher, five ring halogen hob with extractor over. Space for integrated fridge/freezer. Amtico tiled flooring. Minerva Quartz work tops with two inset sink units with mixer tap. Concealed worktop lighting. Window and French doors to rear garden with views.

UTILITY ROOM

With door to side elevation. Window to rear elevation. Amtico tiled flooring. Space for washing machine and tumble dryer. Range of storage units. Courtesy door to garage.

LOWER GROUND FLOOR

A spacious hallway, ideal for a study. Double doors to:

LIVING ROOM

7.01m x 3.89m (23' x 12'9")

With double entrance doors. French door to rear garden. Dual aspect windows to front and side elevations with views. Attractive feature fireplace with recently installed wood burning stove. Attractive range of built-in shelves/book case.

FIRST FLOOR STAIRS AND LANDING

BEDROOM TWO

3.86m x 3.23m (12'8" x 10'7")

With window to front elevation with views.

BATHROOM

3.66m x 2.44m (12' x 8')

A spacious and well appointed family bathroom with step-in shower with power shower, low level WC, wash hand basin and panelled bath. Window to rear elevation with views over surrounding countryside.

SECOND FLOOR STAIRS AND LANDING

BEDROOM THREE

3.61m x 3.48m (11'10" x 11'5")

With window to rear elevation with pleasant views. Built in wardrobe.

BEDROOM FOUR

3.61m x 3.48m (11'10" x 11'5")

With window to front elevation with views.

PRINCIPAL BEDROOM

4.88m x 3.61m (16' x 11'10")

A lovely principal bedroom with walk-in wardrobe. Window to rear elevation with views. Door to:-

EN-SUITE SHOWER ROOM

Offering vanity wash hand basin, low level WC and step in shower. Window to front elevation.

OUTSIDE

GARAGE

The property benefits from an integral single car garage. The Worcester boiler and consumer unit are situated within the garage.

GARDENS

Linden House stands in attractive mature gardens, to the front with two driveways offering ample parking. The rear is a sunny, quiet and private garden which is laid to lawn with pleasant raised seating area, taking in the attractive rural views, with a good variety of mature trees, shrubs and flowering plants.

SERVICES

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

