



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout. Take the third exit and follow this road past St. Pierre Country Park to the next roundabout, take the second exit onto the A48 and follow this road for approximately 4.1 miles where you will then find the property on your left-hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band H

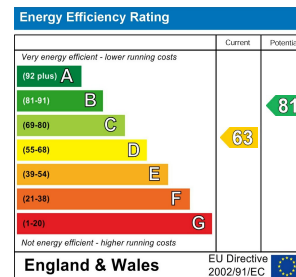
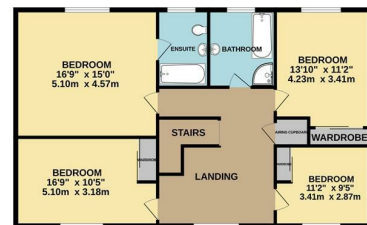
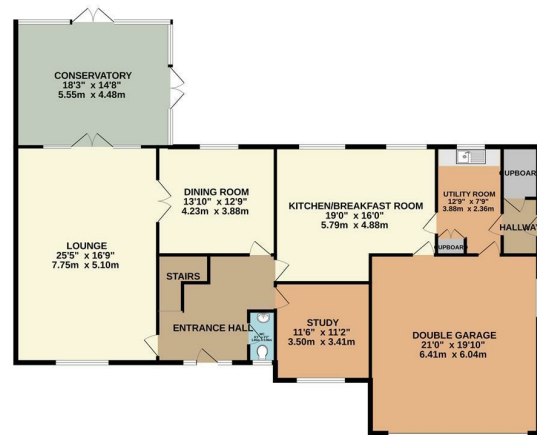
TENURE - FREEHOLD

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



GROUND FLOOR
2022 sq.ft. (187.9 sq.m.) approx.

1ST FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 3085 sq.ft. (286.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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.
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**WHITE HAVEN, CHEPSTOW ROAD, PENHOW,
CALDICOT, MONMOUTHSHIRE, NP26 3AD**



£750,000

**Sales: 01291 629292
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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.

Offered to the market for the first time since it was constructed in 1987, White Haven comprises an individually designed detached family home affording fantastic substantial and versatile living accommodation including potential for ground floor multi-generational living/annexe, and would suit a variety of markets. The well-planned accommodation comprises a stunning reception hall, lounge, dining room, garden room, study/snug, kitchen/breakfast room, utility, WC/cloakroom and store, whilst to the first floor there are four double bedrooms (principal with en-suite) and a family bathroom. The property enjoys generous gardens and is perfectly situated in its grounds, with front and rear landscaped gardens, extensive driveway parking and integral double garage. We strongly advise arranging a viewing to appreciate all White Haven has to offer.

The property is situated in Penhow, a popular and most sought-after village location conveniently positioned just off the A48 providing excellent transport access to the M48 and M4 motorways with direct links westbound to Newport (10 miles) and Cardiff (22 miles) and eastbound to Bristol (25 miles). The old market town of Chepstow is just 8 miles distance and offers an extensive range of amenities as well as Chepstow railway station which provides regular rail links, and the bus station providing local services and links to Cardiff, Swansea and London Victoria. The renowned Wye Valley is a short distance away. The property is situated within the Caerleon and Langstone school catchment areas.

OUTSIDE

GARAGE

An integral double garage with electric up and over door. Wall mounted gas boiler, tiled flooring and fitted units to one side.

GARDENS

White Haven owns the driveway and stone wall roadside of driveway, the property next door benefits a right of way. The front of the property has an extensive tarmac driveway with turning circle providing plenty of parking and an area laid to lawn with a range of mature trees, plants and shrubs, low level wall to the front, hedgerow to one side and fencing to the other. Gated access to both sides leading to the rear garden. Steps lead up to the front storm porch with door leading into the property. To the rear is a sizeable south facing garden beautifully landscaped and offering low maintenance, comprising a generous paved patio area spanning almost the full width of the garden, an attractive planted rockery with water feature and steps leading up to an area laid to lawn perfect for children to play. Range of mature trees and summerhouse offering further dining/seating area. Gated access to both sides of the property and fully enclosed by hedgerow to all sides.

SERVICES

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



BEDROOM 3

5.10m x 3.18m (16'8" x 10'5")

A double bedroom with fitted wardrobes. Window to front elevation overlooking gardens and beautiful countryside.

BEDROOM 4

3.41m x 2.87m (11'2" x 9'4")

A small double bedroom with fitted wardrobes. Window to front elevation with attractive views. Versatile use currently used as a study.

FAMILY BATHROOM

Appointed with a four-piece suite to include corner shower cubicle with mains fed shower over, panelled bath, low level WC and wash hand basin inset into vanity storage unit. Fully tiled walls. Frosted window to rear elevation.

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with a beautiful half turn staircase leading to the first floor galleried landing.

WC/CLOAKROOM

Appointed with a two-piece suite to include wash hand basin inset to vanity unit and low level WC. Tiled walls and flooring. Frosted window to front elevation.

LOUNGE

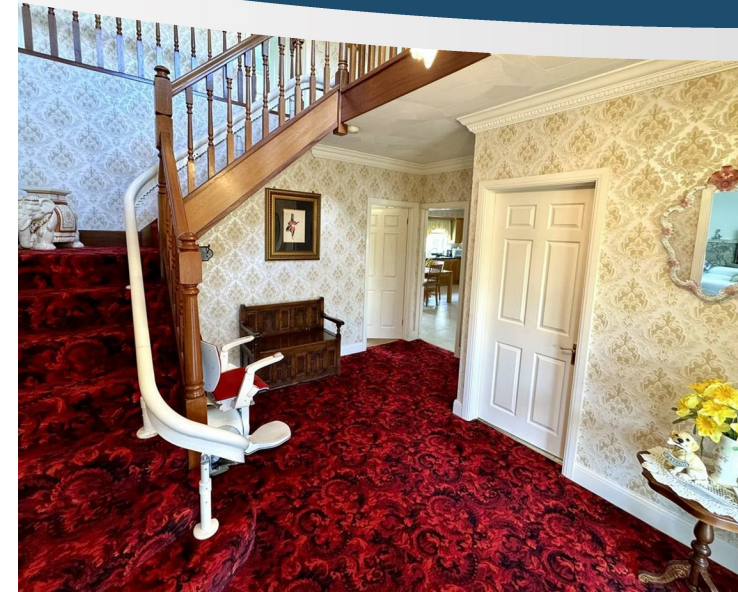
7.75m x 5.10m (25'5" x 16'8")

A fantastic sized reception room offering generous living space with window to front elevation enjoying the attractive garden and countryside views. Feature stone fireplace with marble hearth and coal effect gas fire. Double doors lead to the garden room and a second set of double doors lead into the dining room.

GARDEN ROOM

5.55m x 4.48m (18'2" x 14'8")

Another excellent reception/entertaining space enjoying views over the landscaped gardens at the rear. Two sets of French doors lead out to the garden. Feature exposed stone wall to one side.



DINING ROOM

4.23m x 3.88m (13'10" x 12'8")

Accessed from the lounge and also the reception hall, another very good size reception room currently used as a formal dining room. Window to the rear, enjoying attractive garden views.

STUDY/SNUG

3.50m x 3.41m (11'5" x 11'2")

A versatile room currently used as a small snug, however could be a home office or ground floor bedroom. Window to front elevation enjoying garden and countryside views.

KITCHEN/BREAKFAST ROOM

5.79m x 4.88m (18'11" x 16'0")

Appointed with an extensive range of fitted wall and base solid wood units with ample granite work surfaces over and tiled splash back. Inset stainless steel sink with drainer. Integrated Neff appliances to include dishwasher, electric four ring hob with extractor hood over, oven and separate grill. Fitted Samsung American fridge freezer (to remain). Two windows to rear elevation overlooking landscaped gardens. Tiled flooring. Door leading :-

UTILITY ROOM

3.88m x 2.36m (12'8" x 7'8")

Appointed with fitted base units with laminate worktop over. Inset stainless steel sink with drainer. Space for a washing machine and tumble dryer. Window to the rear elevation overlooking the garden. Loft access point. Tiled flooring. Built-in storage cupboard. Access into both the garage and rear lobby.

REAR LOBBY

Door leading out to the side of the property and door into a good size store. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

A galleried landing with access to all rooms. Airing cupboard housing water tank, loft access point and window to front elevation enjoying countryside views.

PRINCIPAL BEDROOM SUITE

5.10m x 4.57m (16'8" x 14'11")

A spacious principal bedroom suite with window to rear overlooking gardens and rolling fields beyond.

EN-SUITE

Appointed with a three-piece white suite to include bath, pedestal wash hand basin and low level WC. Fitted corner storage unit, fully tiled walls and frosted window to rear elevation.

BEDROOM 2

4.23m x 3.41m (13'10" x 11'2")

A double bedroom with fitted wardrobes. Window to rear elevation enjoying garden and countryside views.

