



### DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth. Pass through the first set of the traffic lights, drop down the hill, then take the next left. Follow this road through the parkland area into Woolpitch Wood, where following the numbering you will find the property.

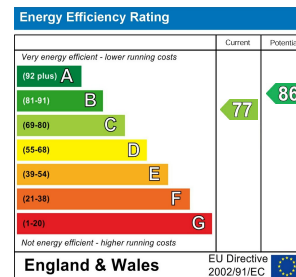
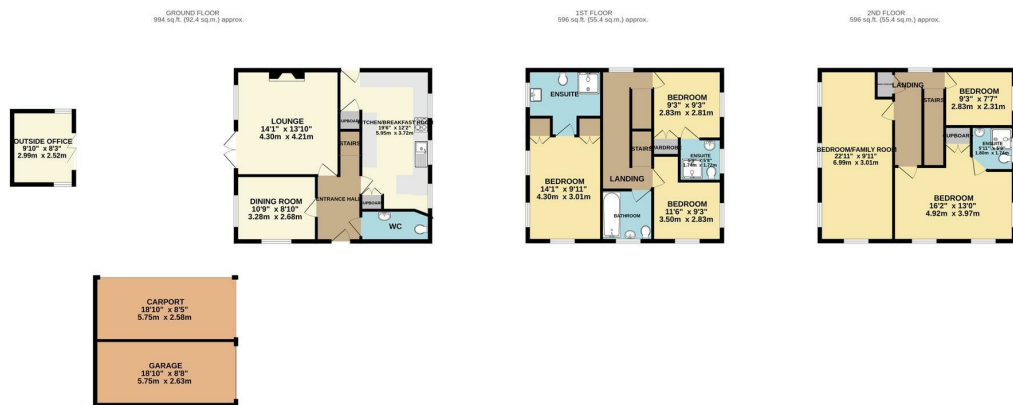
### SERVICES

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: 2186 sq.ft. (203.1 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.  
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**56 WOOLPITCH WOOD, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6DW**



**£535,000**

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. 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 56 Woolpitch Wood comprising an immaculate detached family home affording fantastic, substantial and versatile living accommodation arranged over three floors, situated within this popular residential development on the outskirts of Chepstow town. The accommodation briefly comprises to the ground floor - reception hall, cloakroom/WC, kitchen/breakfast room, lounge and dining room, whilst to the first floor there are three bedrooms, two with en-suite plus family bathroom. The second floor affords three further bedrooms, one benefitting en-suite and a flexible sixth bedroom which could be utilised as a reception or games room. Further benefits include private driveway, car port and garage to the front, as well as a beautifully landscaped and low maintenance rear garden with summer house.

Woolpitch Wood development is located in a convenient position close to Chepstow's town centre with a range of local facilities to include primary and secondary schools, doctor and dental surgeries, shops and pubs. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

#### OUTSIDE

The rear garden has been beautifully landscaped by the current vendors and comprising a sizeable area laid to decking, providing a perfect space for dining and entertaining along with a range of mature borders with plants and shrubs. Steps leading to level paved patio area with summer house providing fantastic home office potential with power and lighting. Pedestrian gate to the side providing access to the front of the property and parking area. External power points.

To the front of the property is a private block paved parking area providing parking for two vehicles, single car garage with up and over door and car port adjacent.





## SECOND FLOOR STAIRS AND LANDING

Loft access point. Doors to all rooms. Airing cupboard housing hot water tank.

### BEDROOM 4

4.92m x 3.97m (16'1" x 13'0")

Generous bedroom with windows to front and side elevations. Built-in wardrobes. Door to :-

### EN-SUITE SHOWER ROOM

Comprising corner shower cubicle with mains fed shower over, low level WC and wash hand basin. Frosted window to front elevation. Fully tiled walls.

### BEDROOM 5

2.83m x 2.81m (9'3" x 9'2")

Window to front elevation, overlooking fields and beyond.

### BEDROOM 6

6.99m x 3.01m (22'11" x 9'10")

Versatile use as reception or hobby room, currently utilised as a gym and games room. Three windows to rear and one to side.

## GROUND FLOOR

### RECEPTION HALL

Door to front elevation leading to a welcoming reception hall with attractive tiled flooring. Stairs to first floor. Doors to all ground floor rooms.

### GROUND FLOOR CLOAKROOM/WC

Part-tiled walls. Frosted window to side elevation. Low level WC and pedestal wash hand basin.

### DINING ROOM

3.28m x 2.68m (10'9" x 8'9")

A lovely double aspect reception room looking out to the rear gardens. Wood effect flooring.

### LOUNGE

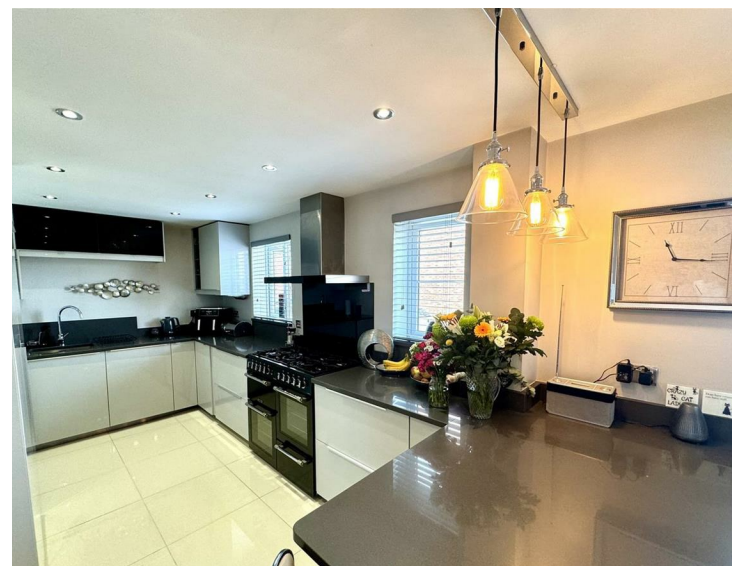
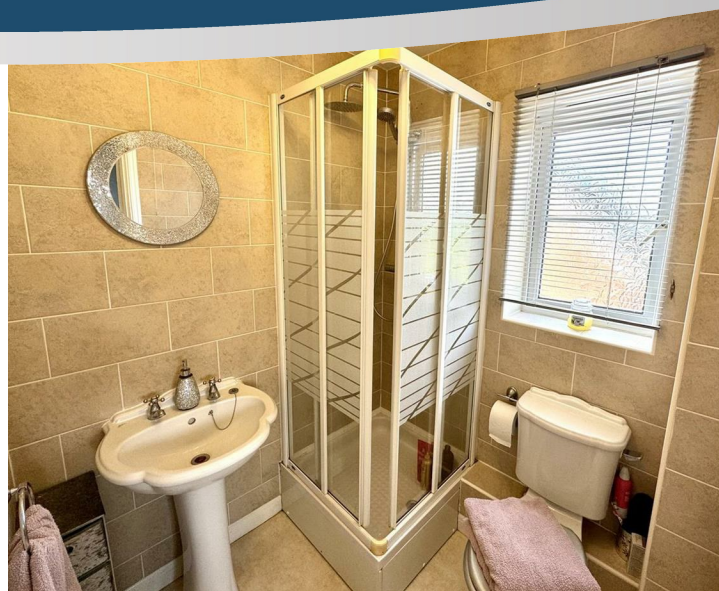
4.30m x 4.21m (14'1" x 13'9")

A sizeable reception room with window and French doors to rear garden. Feature fireplace.

### KITCHEN/BREAKFAST ROOM

5.95m x 3.72m (19'6" x 12'2")

Appointed with a contemporary range of base and eye level storage units with granite work surfacing over and breakfast bar. Freestanding range cooker with extractor over and splashbacks. Inset single bowl sink. Integrated wine cooler, fridge/freezer, dishwasher, microwave and washing machine. Useful understairs storage cupboard. Tiled flooring. Door to side elevation and three windows to front elevation.





### FIRST FLOOR STAIRS AND LANDING

Stairs to second floor. Door to all rooms. Window to side elevation.

### BEDROOM 1

4.30m x 3.01m (14'1" x 9'10")

Generous double bedroom. Windows to side and rear elevations. Benefitting two built-in wardrobes. Door to:-

### EN-SUITE SHOWER ROOM

A modern suite comprising double width walk-in shower with glass shower screen, mains fed waterfall shower and separate shower attachment, low level WC and wash hand basin inset to vanity unit. Heated towel rail. Frosted window to rear elevation. Fully tiled walls and flooring.

### BEDROOM 2

2.83m x 2.81m (9'3" x 9'2")

Double bedroom with windows to front and side elevations. Built-in wardrobes. Door to :-

### EN-SUITE SHOWER ROOM

Comprising corner shower cubicle with mains fed shower over, low level WC and pedestal wash hand basin. Frosted window to front elevation. Fully tiled walls.

### BEDROOM 3

3.50m x 2.83m (11'5" x 9'3")

Currently utilised as a dressing room, offering the option to furnish as home office or additional bedroom. Windows to front and side elevations.

### FAMILY BATHROOM

A modern suite comprising panelled bath, low level WC and pedestal wash hand basin. Part-tiled walls and tiled flooring. Frosted window to side elevation.

