



DIRECTIONS

From our Chepstow office proceed into the village of St. Arvans, as you approach the village you will see on your left hand side a small fountain just after the Piercefield pub, turn left here into Fordwich Close, continue on Fordwich Close to the far end into Manor View where you will find this property at the top of the cul-de-sac to your right.

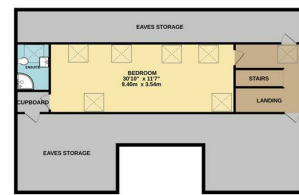
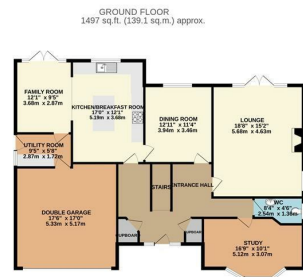
SERVICES

Mains water, electricity and drainage. LPG gas central heating.

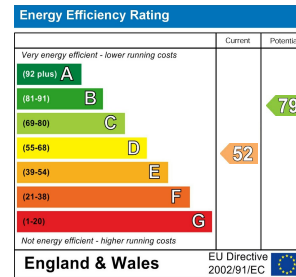
Council Tax Band H

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 4189 sq ft (389.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**ASHTREE HOUSE, 8 MANOR VIEW, ST. ARVANS,
CHEPSTOW, MONMOUTHSHIRE, NP16 6DY**

5 4 4 E

£795,000

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.

8 Manor View comprises a well-appointed and updated family house, originally constructed by Meadgate Homes occupying an enviable location within the sought-after Wye Valley village of St. Arvans, benefitting from beautiful surrounding countryside yet easily accessible to the historic town of Chepstow with excellent road connections via the M48 motorway.

The vendors have carried out a thorough and tasteful improvement program to include a good quality conversion of the large roof space to create a fifth en-suite bedroom or further playroom/guest area. In addition they have upgraded the bathrooms and the kitchen to keep a fresh and contemporary feel throughout this impressive property. A particularly attractive feature are the level rear gardens with superb unspoilt views towards the Southwest.

OUTSIDE

GARAGE

Integral double garage with up and over door, approached by a private double driveway. The vendors currently use an area of the garage for their tumble dryer and additional fridge freezer (available by separate negotiation)

GARDENS

To the front, in addition to the drive is a lawned area with mature shrubs. To the rear an attractive Southwest facing level garden with large sun terrace, attractive shrub borders and far reaching rural views.

SERVICES

Mains water, electricity and drainage. LPG gas central heating.



BEDROOM 3

4.63m x 3.01m maximum (15'2" x 9'10" maximum)

A double bedroom with window to rear elevation.

BEDROOM 4

3.46m x 3.01m (11'4" x 9'10")

A double bedroom with window to rear elevation.

SECOND FLOOR STAIRS AND LANDING

Leading to a useful landing area with Velux window to rear elevation.

BEDROOM 5/FAMILY ROOM

9.40m x 3.54m (30'10" x 11'7")

A most flexible room which could be utilised either for additional bedroom accommodation or living space depending on requirements. Large storage cupboard and access hatch to roof space which could be used for additional storage if needed. The vendors have also sensibly installed an attractive :-

EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower. Velux window to rear elevation.



GROUND FLOOR

RECEPTION HALL

4.88m x 4.27m (16' x 14')

A most spacious galleried reception hall with central staircase to split galleried landing. Door to front elevation. Two storage cupboards.

GROUND FLOOR CLOAKROOM/WC

With low level WC and wash hand basin. Window to side elevation.

DRAWING ROOM

5.68m x 4.63m (18'7" x 15'2")

A bright and airy reception room with French doors to the rear garden. Attractive minster feature fireplace with wood burning stove.

DINING ROOM

3.94m x 3.46m (12'11" x 11'4")

With window to rear elevation.



STUDY

5.12m x 3.07m maximum (16'9" x 10'0" maximum)

With bay window to front elevation.

KITCHEN

5.19m x 3.68m (17'0" x 12'0")

Impressively updated with a matching range of base and eye level storage units with granite work surfacing over and large central island, again with granite work surfacing. Inset enamel twin bowl sink with mixer tap. Integrated dishwasher, fridge and freezer. Attractive tiled flooring. Range cooker (available by separate negotiation). Window to rear elevation. Archway to:-

SITTING ROOM

3.68m x 2.87m (12'0" x 9'4")

With patio doors to rear garden with extensive rural views.

UTILITY ROOM

2.87m x 1.72m (9'4" x 5'7")

With a range of storage units with single drainer sink unit. Space for washing machine and potential space for tumble dryer. Wall mounted gas fired boiler providing domestic hot water and central heating. Door to side elevation.



FIRST FLOOR STAIRS AND LANDING

With spacious galleried landing with a storage cupboard and airing cupboard. Window to front elevation.

PRINCIPAL SUITE

5.17m x 4.86m (16'11" x 15'11")

A most impressive main bedroom suite with window to front elevation. Lobby leading to:-

DRESSING ROOM

With an extensive range of built-in wardrobes. Window to rear elevation.

EN-SUITE

An updated en-suite with four-piece suite comprising step-in shower, low level WC, pedestal wash hand basin and panelled bath. Window to rear elevation.

FAMILY BATHROOM

Updated with an attractive suite to include step-in shower, claw foot bath and WC. Window to rear elevation.

BEDROOM 2

5.33m x 5.12m (17'5" x 16'9")

A double bedroom with window to front elevation. Door to :-

EN-SUITE SHOWER ROOM

Low level WC, wash hand basin and shower. Window to side.

