



DIRECTIONS

From our Chepstow office proceed along the main Wye Valley/Monmouth Road, turning right towards the village of Brockweir. As you enter the village after crossing the bridge, proceed up the hill and after approximately 50 yards you will see Madalena on your left-hand side.

SERVICES

Mains water, electricity. Oil fired central heating. Private drainage. Full fibre broadband.

Council Tax Band F

TENURE - FREEHOLD

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

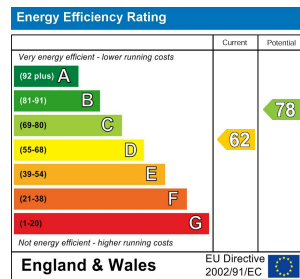
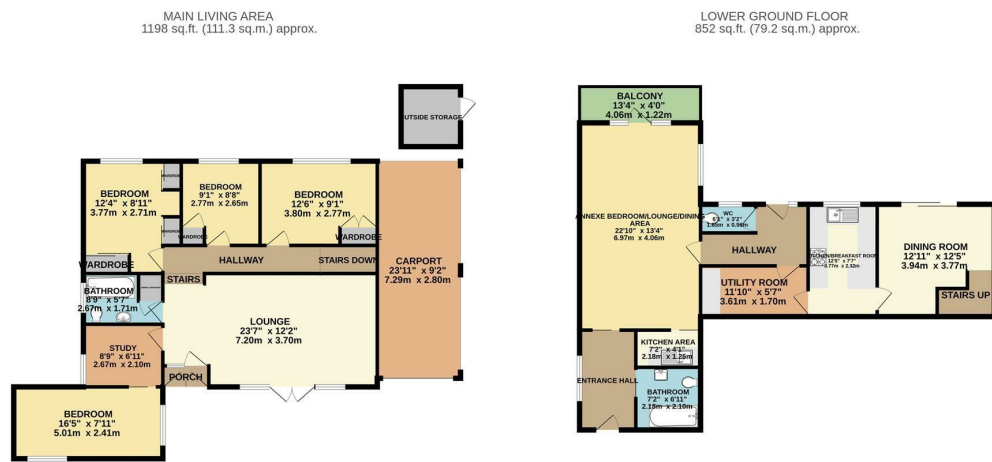


MADALENA, BROCKWEIR, CHEPSTOW, MONMOUTHSHIRE, NP16 7NN

4 2 3 D

£599,950

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.

Madelena comprises a spacious detached split level family house occupying an enviable location in the sought-after Wye Valley village of Brockweir, itself enjoying an idyllic spot, being close to the historic towns of Chepstow and Monmouth with local village store just along the lane and attractive countryside walks nearby.

Madelena offers deceptively spacious accommodation over two floors with four bedrooms in the principal house along with two reception rooms, kitchen, utility, bathroom and WC, with a lower ground floor annex with potential for use by friends and family or convert to a separate unit (subject to the necessary consents) for rental of Airbnb purposes. The property stands in most attractive gardens and ground and viewing is highly recommended.

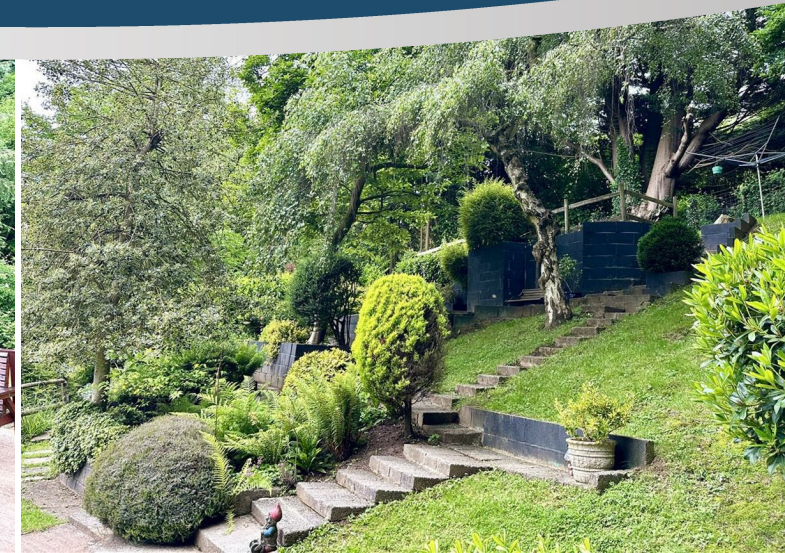
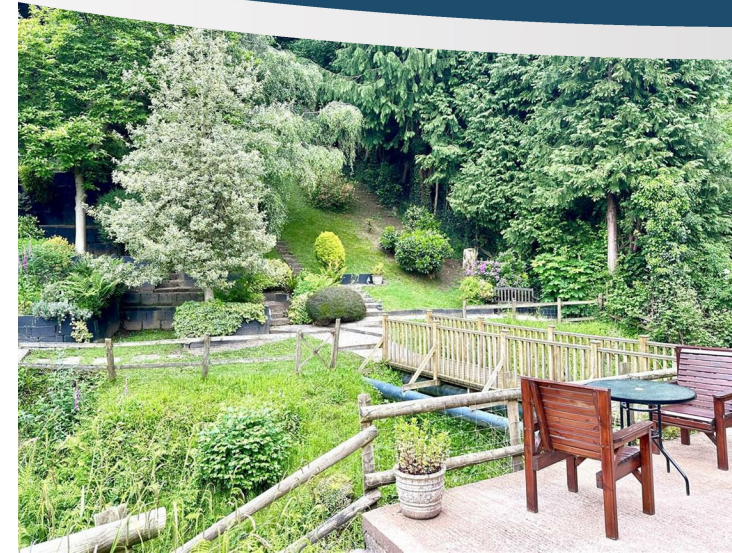
OUTSIDE

GARDENS AND GROUNDS

A truly attractive feature of Madalena are its attractive mature gardens, to the front with private driveway approached via double gates, giving access to the car port at the side of the property. The majority of the gardens are located to the rear with super rural views, extensive and attractive terraced areas with various paved seating areas, along with lawned areas and a mature variety of trees, shrubs and flowering plants. The garden is intercepted by a pretty stream with bridge.

SERVICES

Mains water, electricity. Oil fired central heating. Private drainage. Full fibre broadband.



INNER HALLWAY

WC

With low level WC and window to rear elevation. Door to :-

GUEST SUITE

A most useful self-contained guest suite with potential for conversion to a separate annex if required, subject to necessary consent. Currently offering, entrance with door to front elevation and window to side.

BATHROOM

2.18m x 2.10m (7'1" x 6'10")

Appointed with a three-piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Fully tiled walls.

MAIN ROOM

6.97m x 4.06m (22'10" x 13'3")

Currently used as a bedroom and sitting area with attractive wood-burning stove, with French doors and windows to balcony and rear garden.

KITCHEN AREA

2.18m x 1.25m (7'1" x 4'1")

With one bowl and drainer sink unit.



UPPER GROUND FLOOR

ENTRANCE HALL

With door to front elevation.

LIVING ROOM

7.20m x 3.70m (23'7" x 12'1")

A bright and airy reception room with French doors and windows to front elevation. Wood burning stove. Door to :-

STUDY

2.67m x 2.10m (8'9" x 6'10")

With window to side elevation. Door to :-

GUEST BEDROOM

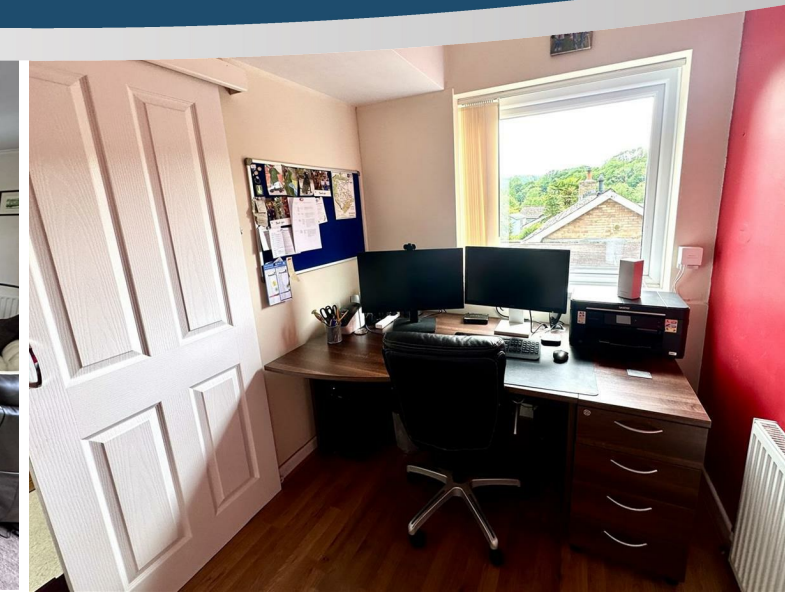
5.01m x 2.41m (16'5" x 7'10")

A double bedroom with window to side and front elevations.

BATHROOM

2.67m x 1.71m (8'9" x 5'7")

Appointed with a three-piece suite comprising panelled bath with shower over and glass shower screen, low level WC and wash hand basin. Fully tiled walls. Window to side elevation. Airing cupboard.



UPPER HALLWAY

BEDROOM 1

3.77m x 2.71m (12'4" x 8'10")

A double bedroom with a range of built-in wardrobes. Window to rear elevation with attractive views.

BEDROOM 2

2.77m x 2.65m (9'1" x 8'8")

A double bedroom with built-in wardrobe. Window to rear elevation.

BEDROOM 3

3.80m x 2.77m (12'5" x 9'1")

A double bedroom with built-in wardrobe. Window to rear elevation.



LOWER GROUND FLOOR

DINING ROOM

3.94m x 3.77m (12'11" x 12'4")

With patio doors to rear garden with attractive rural views. Exposed wood flooring.

KITCHEN

3.77m x 2.32m (12'4" x 7'7")

Appointed with an extensive range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer sink unit. Fully tiled walls. Tiled flooring. Integrated 4 ring electric hob with extractor over and oven below, dishwasher and fridge.

UTILITY ROOM

3.61m x 1.70m (11'10" x 5'6")

With door to rear elevation. Oil fired central heating boiler. Space for washing machine and tumble dryer. Door to :-

