



DIRECTIONS

From our Chepstow office proceed from Chepstow Racecourse roundabout to the village of St. Arvans. As you enter the village, bear left and follow the Devauden Road for approximately 1/4 of a mile, where you will find Greenfold on your left-hand side.

SERVICES

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

Council Tax Band F

TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GREENFOLD, DEVAUDEN ROAD, ST. ARVANS, CHEPSTOW, MONMOUTHSHIRE, NP16 6EZ

4 3 3 E

£735,000

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.

Greenfold comprises an individually designed and constructed detached family house occupying an enviable location within the popular village of St. Arvans. The village itself located on the periphery of the world-famous Wye Valley, an area designated of outstanding natural beauty, yet enjoying excellent access to the historic town of Chepstow with its attendant range of facilities, as well as good road links from the M48, offering excellent commuting possibilities.

The vendors have carried out a sympathetic and thorough upgrade of the property during their ownership and the house is presented to very high standard, enjoying bright spacious and well-appointed accommodation.

OUTSIDE

GARDENS AND GROUNDS

The property is approached via its own private driveway with ample parking and turning space. Also giving access to the detached double garage with up and over door, power, and lighting. The gardens are attractively landscaped particularly so to the rear with large sun terrace enjoying south-westerly views across Monmouthshire and the Severn Estuary.

SERVICES

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



LOWER GROUND FLOOR

GUEST SUITE

A most useful and flexible space offering potential for home office working, additional guest facilities or dependant relative accommodation if required. Sub-divided into two open plan areas.

LIVING AREA

6.20m x 4.19m (20'4" x 13'9")

With window to front and side elevation and door to side.

REAR AREA

3.40m x 2.62m (11'2" x 8'7")

Could be utilised as a bedroom. With window to side elevation.

SHOWER ROOM

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



ENTRANCE PORCH

Leading to :-

ENTRANCE HALL

2.74m x 2.03m (9' x 6'8")

With door to front elevation. Cloaks storage cupboard.

DINING ROOM

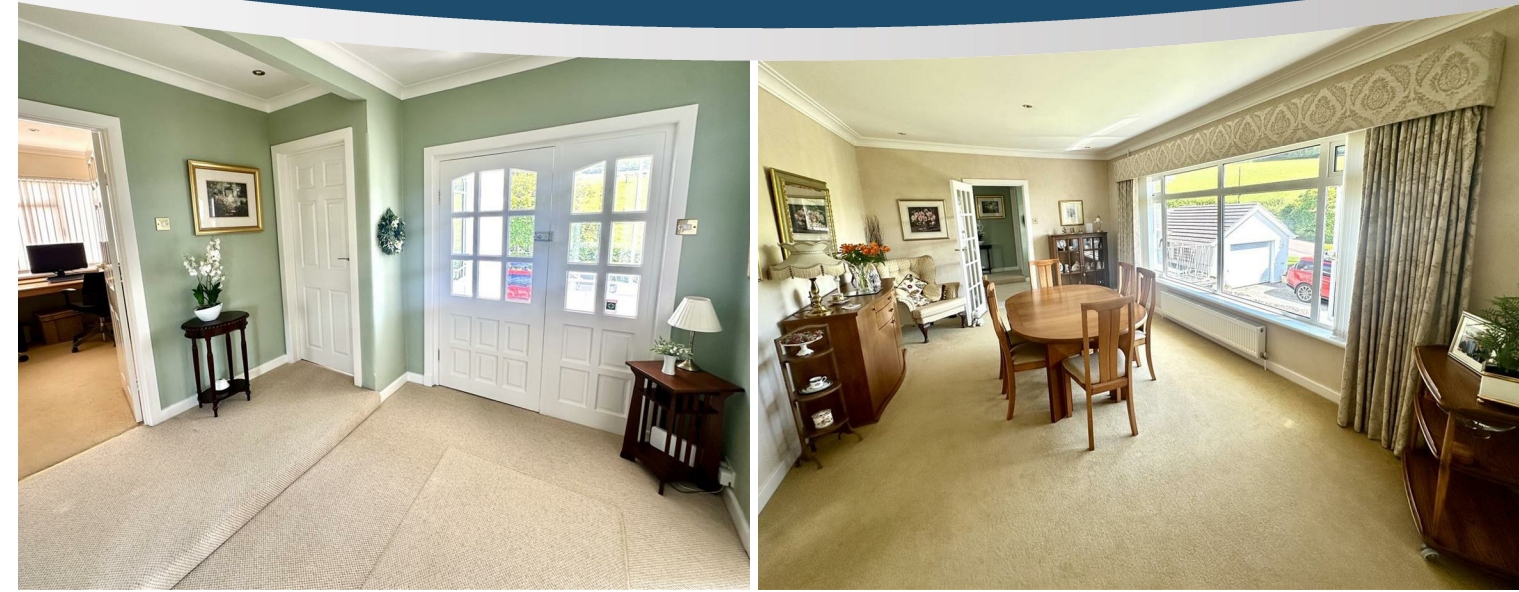
5.74m x 3.51m (18'10" x 11'6")

An attractive spacious dining room with large picture window to front elevation. Open plan to :-

LIVING ROOM

5.21m x 4.93m (17'1" x 16'2")

An impressive principal reception room with full height ceiling. Contemporary feature LPG fireplace. Dual aspect windows with attractive rural views.



KITCHEN

3.81m x 3.20m (12'6" x 10'6")

Tastefully appointed with a matching range of base and eye level storage units with ample work surfacing over. Good range of integrated appliances to include hob with extractor fan over, eye level double oven, dishwasher, fridge, and freezer. Window to garden room. Large lantern sky light ensuring a bright and sunny kitchen area.

GARDEN ROOM

5.69m x 2.74m (18'8" x 9')

A delightful reception room with superb views across the landscaped gardens, the unspoilt Monmouth countryside and the Severn Estuary and beyond.

PRINCIPAL BEDROOM

3.68m x 3.53m (12'1" x 11'7")

A lovely bright double bedroom with full height ceiling. Dual aspect windows with attractive views across the gardens. Dressing area leading to:-

EN-SUITE SHOWER ROOM

Well-appointed with a three-piece suite comprising step-in shower, low-level WC and wash hand basin inset to vanity storage units. Fully tiled walls. Wood effect flooring.



BEDROOM 2

3.84m x 2.97m (12'7" x 9'9")

A double bedroom with a range of built-in wardrobes. With window to front elevation.

BEDROOM 3

3.58m x 2.79m (11'9" x 9'2")

A double bedroom with window to rear elevation.

BEDROOM 4/STUDY

3.38m x 2.21m (11'1" x 7'3")

A versatile room which could be used as a fourth bedroom or study. With window to side elevation.

FAMILY SHOWER ROOM

Appointed with a three-piece suite to include walk-in shower, low level WC and wash hand basin inset to vanity storage units. Fully tiled walls. Wood effect flooring. Window to rear elevation.

