



### DIRECTIONS

From our Chepstow office proceed along the A48 passing the Garden Centre on your right and St. Pierre Golf and Country Park on your left, continue up the hill taking the second exit at the roundabout towards Caerwent. Continue along A48 and after passing Crick take the left turn signposted Caerwent. Proceed along this road passing the Coach and Horses on your left, carry on along this road where you will find the Box Tree Cottage on your right hand side by the Post Office.

### 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.



## BOX TREE COTTAGE, CAERWENT, CALDICOT, MONMOUTHSHIRE, NP26 5AX



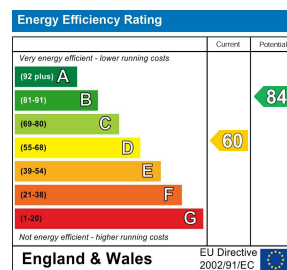
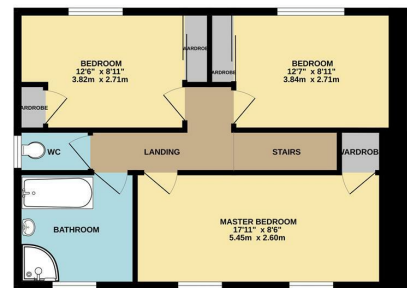
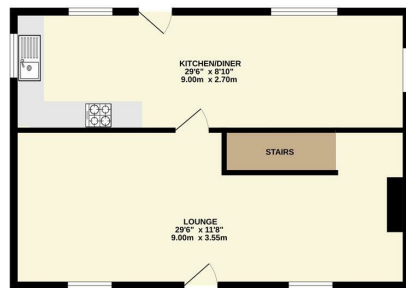
£350,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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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**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.

Moon & Co are delighted to offer to the market Box Tree Cottage, this charming central village cottage was built in 1760 and was historically the village bakery. The cottage is being offered with no onward chain and gives the opportunity for prospective purchasers to update this beloved family home. The property briefly comprises a spacious living room, light and airy open-plan kitchen/diner to the ground floor and three double bedrooms and a family bathroom to the first floor. The property benefits from uPVC double glazing throughout and gas central heating.

The property is ideally situated within the heart of the charming and historic Roman village of Caerwent, which offers facilities including a post office, public house and garage. A bus service connects the village to the nearby towns of Chepstow and Caldicot being 5 miles and 3 miles respectively and therefore well placed to take advantage of the amenities, schools and shops in the local centres. For those commuting, the A48 provides access to the M4 with the Severn Bridge just 6 miles away and the M4/M5 Interchange 12 miles away. The regional centres of Bristol are 21 miles, Cardiff 26 miles and Newport 14 miles.

## GROUND FLOOR

### SITTING ROOM

**9m x 3.55m (29'6" x 11'7")**

uPVC door and two windows to front elevation. Open tread stairs to first floor. Feature fireplace. Beams to ceiling.

### KITCHEN/DINING ROOM

**9m x 2.7m (29'6" x 8'10")**

Lovely light and bright room with two windows to side and two windows to rear elevations, half glazed frosted door to rear garden. The kitchen is appointed with a matching range of base and eye level storage units with ample work surfacing over. Four ring electric hob with concealed extractor over and eye level double oven. Integrated fridge/freezer. One bowl and drainer sink unit with mixer tap. Space and plumbing for washing machine. Undercounter free standing Worcester boiler.

## FRIST FLOOR STAIRS AND LANDING

### BEDROOM 1

**5.45m x 2.60m (17'10" x 8'6")**

Two uPVC windows to front elevation. Built-in cupboard and loft access point.

### BEDROOM 2

**3.84m x 2.71m (12'7" x 8'10")**

uPVC window to rear elevation. Built-in wardrobe.

### BEDROOM 3

**3.82m x 2.71m (12'6" x 8'10")**

uPVC window to rear elevation. Built-in wardrobe.

### FAMILY BATHROOM

Appointed with a three piece suite to include panelled bath with chrome mixer tap, pedestal wash hand basin and a corner shower unit with electric shower. Tiled walls. uPVC window to front elevation.

### WC

Low level WC. Window to side elevation.

### GARDENS AND GROUNDS

To the front tarmac area and to the rear garden is accessed via side gate and offers tarmac parking for a number of vehicles. The remainder of the garden is laid to level lawn with mature trees and compete with a double stable block.

### SERVICES

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

