



## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit to St. Lawrence Road, continue up St. Lawrence Road where you will find garden house on your right hand side, just before Mounton Road.

## SERVICES

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

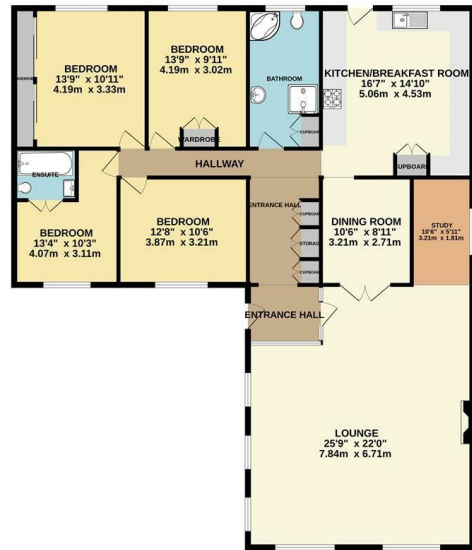
Council Tax Band G

## TENURE - FREEHOLD

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

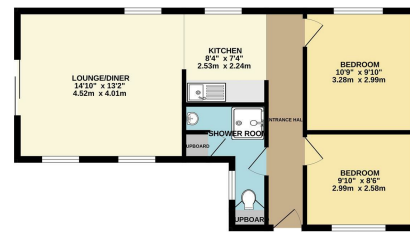


GROUND FLOOR  
1780 sq.ft. (165.4 sq.m.) approx.

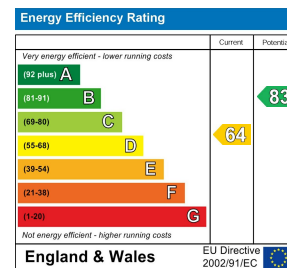


TOTAL FLOOR AREA: 1780 sq.ft. (165.4 sq.m.) approx.  
Measurements are taken to the internal face of the walls and are not intended to be used as a basis for any legal or financial commitment. The plan is for illustrative purposes only and should be used as such with any appropriate cautions. The services, fixtures and appliances shown have not been inspected and the quantities are not guaranteed. (C202) 01/2019

GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.  
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# GARDEN HOUSE, ST. LAWRENCE ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5BJ

4 2 3

**£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.

Garden House comprises an individually designed and constructed detached bungalow occupying an enviable location on the popular St. Lawrence Road within the historic town of Chepstow, thus ensuring easy access not only to the town centre and Wye Valley, but also the M48 motorway junction.

Along with the main property there is also a separate guest lodge which offers further accommodation or potential for Airbnb or dependant relative accommodation.

The property is in need of cosmetic updating and repair and this has been reflected in our competitive asking price. The property offers easy and immense potential to create stylish and spacious accommodation within large private gardens.

#### ENTRANCE HALL

With door to side elevation. Extensive range of storage cupboards.

#### DRAWING ROOM

**7.92m x 6.40m (26' x 21')**

A most impressive main reception room with dual aspect windows and feature fireplace.

#### STUDY

**3.66m x 1.73m (12' x 5'8")**

With window to side elevation.

#### DINING ROOM

**3.66m x 2.64m (12' x 8'8")**

With door to :-

#### KITCHEN

**5.49m x 4.88m (18' x 16')**

Appointed with an extensive range of solid wood base and eye level storage units with ample work surfacing over. Inset two bowl stainless steel sink unit. Window and door to rear garden.

#### BEDROOM 1

**4.17m x 3.30m (13'8" x 10'10")**

A double bedroom with an extensive range of mirrored fronted wardrobes. Window to rear elevation.

#### BEDROOM 2

**3.86m x 3.20m (12'8" x 10'6")**

A double bedroom with window to front elevation.

#### BEDROOM 3

**4.11m x 3.05m (13'6" x 10')**

A double bedroom with window to rear elevation.

#### BEDROOM 4/DRESSING ROOM

**3.12m x 2.49m max (10'3" x 8'2" max)**

Window to front elevation.

#### EN-SUITE BATHROOM

Appointed with a three-piece suite to include panelled bath, low level WC and wash hand basin.

#### PRINCIPAL BATHROOM

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

#### GUEST ACCOMMODATION

Located behind the property is a detached two bedroom bungalow comprising :-

#### ENTRANCE HALL

#### SHOWER ROOM

Appointed with a three piece suite to include low level WC, pedestal wash hand basin and shower cubicle.

#### BEDROOM 1

**3.35m x 3.10m (11' x 10'2")**

A double bedroom with window to rear elevation.

#### BEDROOM 2

**2.97m x 2.44m (9'8" x 8'0")**

A single bedroom with window to front elevation.

#### L SHAPED KITCHEN/LIVING/DINING ROOM

**6.22m x 3.96m max (20'5" x 13' max)**

The kitchen area has a range of kitchen units with an inset single bowl and drainer sink unit, this is open plan to living room with patio doors to side elevation.

#### OUTSIDE

#### GARDENS AND GROUNDS

Garden House stands in extensive mature gardens with a large front garden, well set back from the St. Lawrence road, offering privacy and space, with gated entrance leading to driveway. The rear gardens again are of a generous proportion and bounded by mature trees offering privacy and seclusion.

#### SERVICES

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

