



## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the first exit onto Fairview and then turn left into High Beech Lane and left again into Beech Grove where the property can be found on your right.

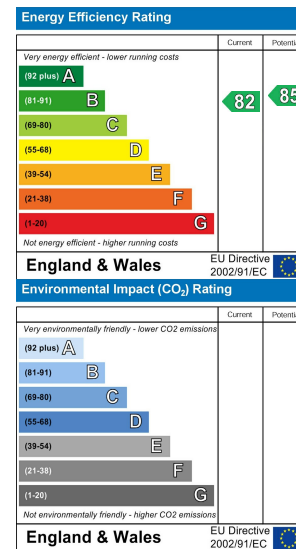
## SERVICES

All mains services are connected to include gas central heating.

Council Tax Band F.

## TENURE - FREEHOLD

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



# BEECH HOUSE, 4 BEECH GROVE, CHEPSTOW, MONMOUTHSHIRE, NP16 5BD

5 3 3 B

£895,000

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.

Beech House comprises a detached family property originally dating from the 1950's but having undergone an extensive and thorough renovation in a very contemporary style providing spacious accommodation within this established and popular residential area of Chepstow, excellently located within easy reach of the M48 motorway as well as within walking distance of Chepstow's town centre. The stylish accommodation really needs to be viewed to be appreciated and offers impressive entrance porch, stylish and large kitchen/breakfast/family room with snug leading off, along with dining area and separate main reception room. The rear hallway leads to the ground floor shower room, as well as a utility room with access to the integral garage. The ground floor also benefits from underfloor heating throughout. To the first floor is an impressive principal suite benefitting from its own large dressing room and en-suite shower room. The first floor also offers further en-suite bedroom and two additional guest bedrooms along with separate family bathroom. The top floor offers a multi use room which is currently being utilised as a music room with study leading off and cloakroom/WC. The gardens are well landscaped and enjoy a sunny aspect with ample parking and access to the garage, along with recently constructed garden room within the grounds.

## GROUND FLOOR

### ENTRANCE HALL

Fully glazed to the front with entrance door to the side. Ceramic tiled flooring.

## OUTSIDE

### GARAGE

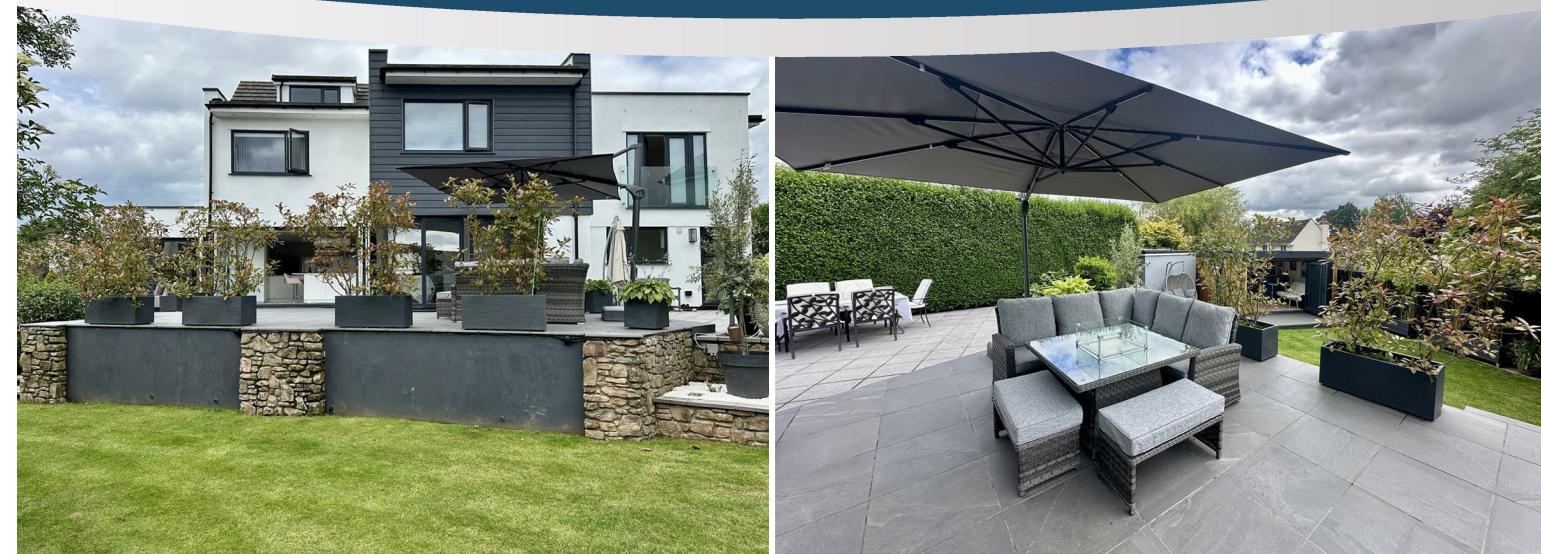
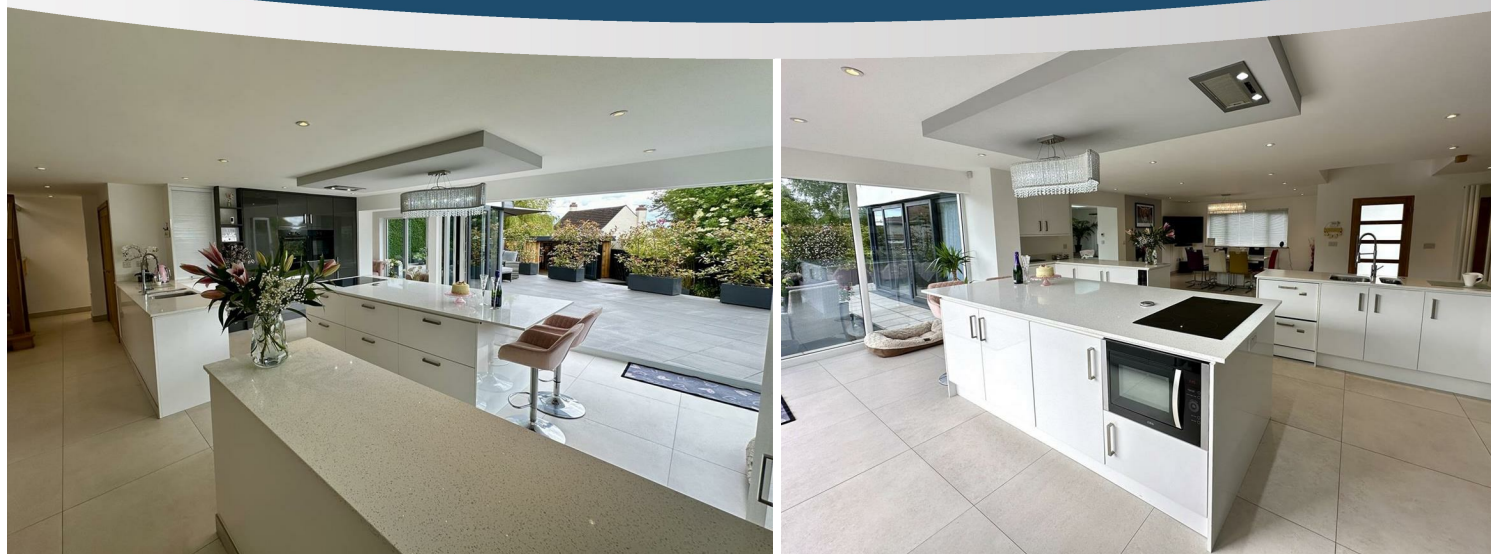
An extra wide integral single car garage with electric roller door, power and light. Along with plant room. Electric car charging point to the side.

### GARDENS AND GROUNDS

The property is approached via its own private driveway to an extensive parking area. The gardens are principally located to the rear and side, enjoying a south west facing aspect with extensive lawned area, mature borders and superb raised sun terrace leading off the rear of the property. The garden also benefits from a summer house (4.2m x 4m) currently utilized as a cinema room and complete with a bar, creating perfect socialising space.

### SERVICES

All mains services are connected to include gas central heating.



### PRINCIPAL BATHROOM

Well appointed with a four-piece suite comprising large freestanding bath, walk-in shower, low level WC and wash hand basin. Window to side.

### SECOND FLOOR STAIRS AND LANDING

Leading to a most flexible space (24' x 10') which could be utilised either as additional bedroom accommodation, family or music room. Leading off is a useful study area with window to front elevation.

### CLOAKROOM/WC

Wash hand basin and low level WC.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

9.45m x 6.60m (31' x 21'8")

A superb open plan kitchen layout offering flexibility along with stylish and sociable living accommodation. The kitchen itself is well appointed with an extensive range of contemporary units with quartz work surfacing over with breakfast bar, twin ovens, along with integrated dishwasher and fill height fridge. Inset one and a half bowl sink unit. Induction hob with extractor over. With ample space for dining to the front of this room with feature central fireplace. Bi-fold doors to the rear sun terrace.

### SUN ROOM

4.32m x 2.16m (14'2" x 7'1")

With doors to rear garden leading off.

### DRAWING ROOM

6.53m x 4.70m (21'5" x 15'5")

Again, a very striking and stylish reception room with tiled flooring. Attractive central fire. Large ceiling lanterns flooding this area with natural light. Windows to front elevation and French doors to the rear.



## REAR HALLWAY

### GROUND FLOOR SHOWER ROOM

Stylishly appointed with walk-in shower area, low level WC and wash hand basin. Attractive ceramic tiling. Window to rear.

### UTILITY ROOM

Appointed with an excellent range of storage units with space for washing machine and tumble dryer. Integrated fridge/freezer. Window and door to rear garden. Courtesy door to garage.

### GALLERIED FIRST FLOOR STAIRS AND LANDING

Hardwood glass balustrade staircase leads to a flying galleried landing.

### PRINCIPAL BEDROOM

**5.11m x 4.98m (16'9" x 16'4")**

An attractive principal bedroom with French doors to Juliette balcony. Hi-gloss ceramic flooring.

### DRESSING ROOM

**3.66m x 2.26m minimum (12' x 7'5" minimum)**

With an extensive range of shelving and storage space. Window to front.

### EN-SUITE SHOWER ROOM

A very striking shower room with extensive wall and floor tiling. Twin wash basins, low level WC and walk-in shower with large skylight above. Window to side.

### BEDROOM 2

**5.11m x 4.50m maximum (16'9" x 14'9" maximum)**

A double bedroom with window to rear elevation.

### EN-SUITE SHOWER ROOM

Well appointed with a modern three-piece suite offering WC, wash hand basin and step-in shower. Attractive tiling. Window to side.

### BEDROOM 3

**4.22m x 3.05m (13'10" x 10')**

A double bedroom with windows to front and side elevations.

### BEDROOM 4

**3.96m x 3.66m (13' x 12')**

A double bedroom with window to rear elevation.

