



DIRECTIONS

From our Chepstow office proceed over the Old Wye bridge, continue up the hill, turning left on the mini roundabout onto Coleford Road, continue along Coleford Road without deviation, when you see the Tutshill School on your left-hand side, Rockfield will be directly opposite.

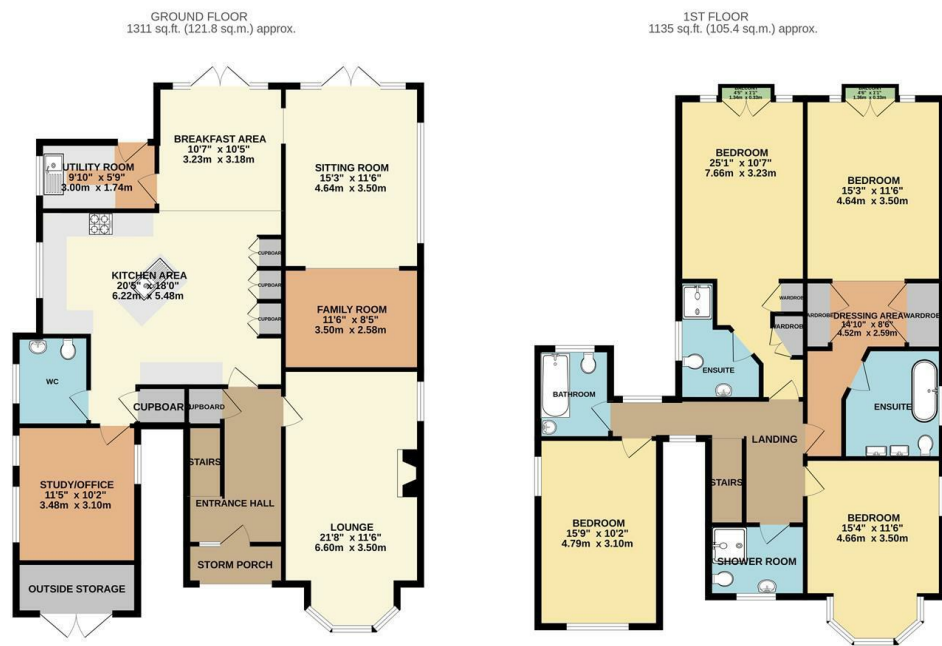
SERVICES

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

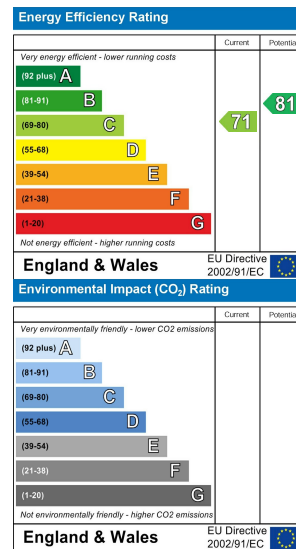
Council Tax Band F.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2446 sq.ft. (227.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix (2022)



ROCKFIELD, COLEFORD ROAD, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7BU



£859,950

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.

Rockfield comprises a period bay fronted detached house, located in the sought after village of Tutshill, with its attendant range of facilities to include Tutshill C of E primary school and Dean Close St. John's School, well renowned butchers, café and local shop. The market town of Chepstow is also close at hand with its further range of facilities.

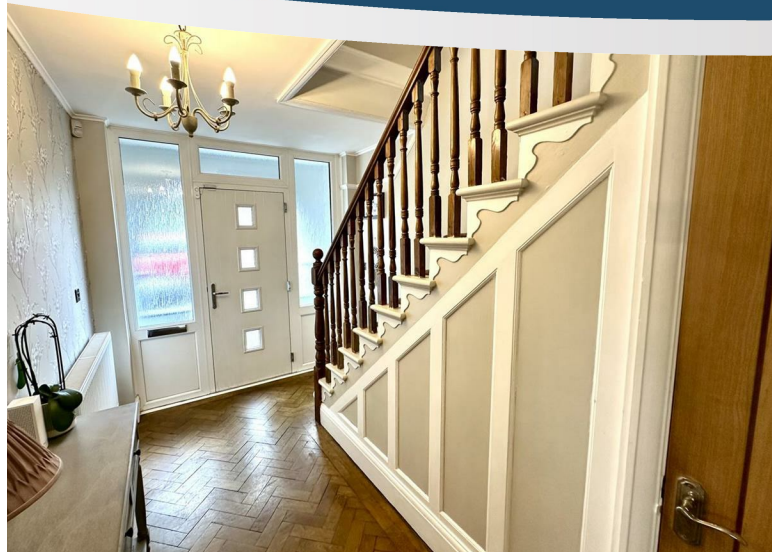
The house itself has been updated and extended within recent years to provide spacious contemporary family accommodation, yet retaining period features and charm. The property benefits from spacious entrance hall with large drawing room, a super open plan family/kitchen/dining area with flagstone flooring leading through to the sitting room and TV snug, leading off this area is also a utility room, study and cloakroom/WC. To the first floor the house boasts four excellent bedrooms, with main bedroom and principal guest bedroom benefitting from dressing areas and en-suite bathroom and shower room, with the further two remaining double bedrooms benefitting from either a bathroom or a shower room next door.

The property stands in attractive gardens with views over the Severn Estuary and beyond. Viewing is highly recommended to fully appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

With oak block flooring. Window to front elevation. Stairs off: -



BEDROOM 4

5.05m x 3.20m (16'7" x 10'6")

With windows to front and side elevations.

BATHROOM

Appointed with a three piece suite to include panelled bath, low level WC and wash hand basin set into storage unit. Part-tiled walls and tiled flooring. Window to rear.

GARDENS AND GROUNDS

Rockfield stands in its own private gardens with gated driveway access to ample parking and turning area to the front. To the rear and side, attractive lawned gardens with sun terrace, mature borders offering privacy and attractive views towards the Severn Estuary and beyond.

SERVICES

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



BEDROOM 2

6.45m x 3.20m (21'2" x 10'6")

Again a spacious and attractive bedroom with French doors to Juliet balcony to the rear with super views. Dressing area giving access to: -

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include a step-in shower, low level WC and wash hand basin. Window to side.

BEDROOM 3

4.83m x 3.66m (15'10" x 12')

With bay window to front elevation and window to side. Exposed wood flooring.

SHOWER ROOM

Located next to bedroom there is a well-appointed shower room with low level WC, wash hand basin inset into storage unit and step-in shower. Part-tiled walls and tiled flooring. Frosted window to front.

DRAWING ROOM

6.71m x 5.18m (22' x 17')

With bay window to front elevation with plantation shutters and window to side elevation. Feature fireplace housing wood burning stove. Wood block flooring.

KITCHEN

6.76m x 3.35m overall (22'2" x 11' overall)

A stylish well-appointed kitchen with excellent range of base and eye level storage units. Large central island with inset one bowl and drainer sink unit and breakfast bar. Twin induction hobs with twin electric ovens below. Integrated dishwasher and space for American style fridge/freezer. Window to side elevation. Exposed stone flag flooring.

UTILITY ROOM

Appointed with a range of base and eye level storage units with space for washing machine and tumble dryer. Inset one bowl and drainer sink unit. Window to side elevation and door to rear. Stone flag flooring.



DINING AREA

4.04m x 3.05m (13'3" x 10')

Open plan to the kitchen. A very sociable and spacious dining area with French doors to rear garden. Exposed stone flag flooring. Leading off is: -

FAMILY AREA

7.80m x 3.48m (25'7" x 11'5")

Window to side and French doors to rear with exposed stone flag flooring continued. TV snug area off.

STUDY

3.48m x 3.10m (11'5" x 10'2")

A spacious room having two windows to side elevation, which could also be utilised as a fifth bedroom or additional reception room if required.

CLOAKROOM/WC

With low level WC and wash hand basin. Frosted window to side elevation. Stone flag flooring.



FIRST FLOOR STAIRS AND LANDING

A spacious split-level landing giving access to the bedrooms.

PRINCIPAL BEDROOM

7.01m x 3.45m (23' x 11'4")

A most attractive principal bedroom with French doors to Juliet balcony, offering extensive views towards the Severn Estuary. Two windows to side elevation. Along with dressing area with two double built-in wardrobes, giving access to: -

EN-SUITE BATHROOM

Appointed with a three-piece suite to include freestanding claw foot bath, low level WC and twin wash hand basins. Tiled walls and flooring. Window to side.

