

HIGH TREES

STEEP STREET, CHEPSTOW,
MONMOUTHSHIRE





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NP16 5PJ

Grade II Georgian House

DISTANCES

Severn Bridge M48 – 2 Miles
Bristol Parkway – 12 Miles

ACCOMMODATION AND AMENITIES

Ground floor, reception hall, sitting room,
modern kitchen, laundry room, home gym.

First floor, principal bedroom suite with
dressing room, shower room and study, three
further bedrooms and family bathroom. The
cellar provides a games room, cinema room
and wine cellar. Annexe with kitchen, sitting
room, bedroom and shower room. Beautiful
views from the private gardens.





DESCRIPTION

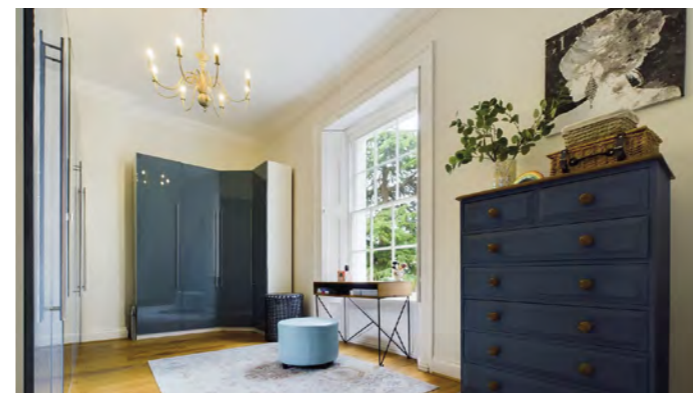
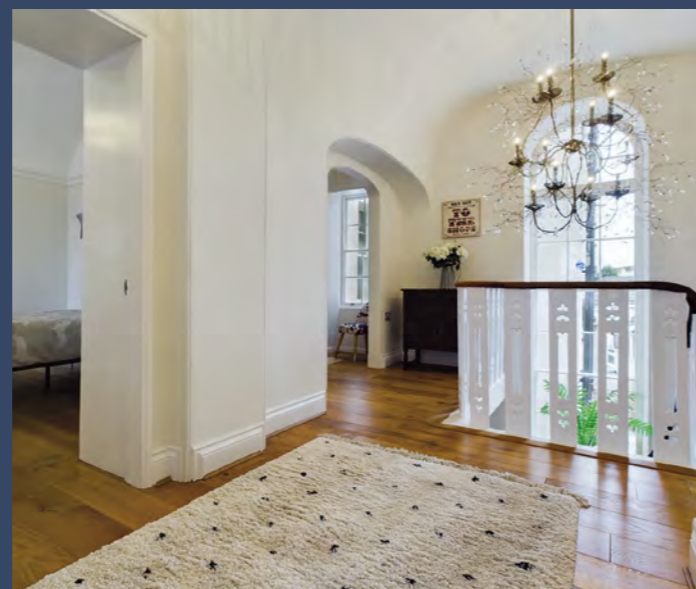
Introducing High Trees, an elegant Grade II listed Georgian mansion having been recently renovated to the highest standard, mixing stunning period features with a host of modern amenities, including underfloor heating, solar panels and Enviro Vent clean air system throughout. A fabulous and private location, with far reaching views over the surrounding historic town centre. High Trees is a stunning property offering both luxury and charm, the perfect family home providing substantial space with flexible living accommodation. Public transport links, nearby schools, and local amenities are all conveniently located

As you step into the property, you will be greeted by the impressive reception hall with a stunning sweeping staircase. The spacious drawing room is perfect for entertaining with a dining area at one end enjoying views of the garden from the large bay window which floods the room with natural light. The high ceilings, ornate coving and wooden floors add a touch of grandeur to the rooms.

The open-plan kitchen is a chef's dream, designed with a kitchen island that provides a focal point for both cooking and socialising. The Tom Howley kitchen boasts high-quality appliances and built-in pantries, offering ample storage space. The dining area is perfect for informal family meals. With an adjacent utility room, functionality is at its best.

The principal bedroom suite is particularly impressive, the spacious bedroom with feature fireplace and bay window creating a truly remarkable ambiance. The separate dressing room offers ample storage space, with a modern shower room, and a separate study provides the perfect space for work or relaxing with a book.

The remaining bedrooms also boast generous proportions each with its own unique features and plenty of natural light. The family bathroom features a stunning freestanding bath which takes centre stage along with dual wash hand basins. There is also a separate WC and a modern shower room completing the first floor accommodation.



For relaxation and entertainment the property offers a range of additional features including a cellar, complete with a games room, cinema room, and wine cellar, providing endless opportunities for entertainment and leisure. Additionally, a home gym allows you to stay fit and active without leaving the comfort of your own home.

An annexe with a sitting room, kitchen, and bedroom with a walk-in closet and shower room offers flexibility for guests or multi-generation living.

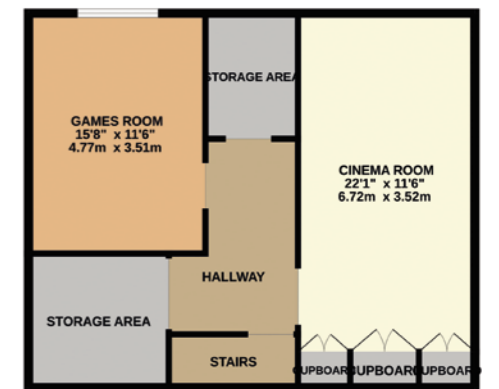
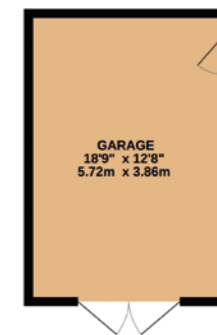
This property combines period elegance with modern comfort

GARDENS AND GROUNDS

Wrought iron electric gates lead you to the property, where the sweeping driveway passes through the landscaped gardens to the front entrance of High Trees. There is a private courtyard garden which is perfect for alfresco entertaining, along with lawns and a woodland area. The beautiful garden is enhanced by the far reaching views across the town centre of Chepstow and towards the Severn estuary. The property has parking for several vehicles in addition to the large single garage.

LOCALITY

High Trees is conveniently located in the heart of Chepstow and within walking distance of the town centre which offers a range of facilities and amenities. The picturesque Wye Valley an Area of Outstanding Beauty is on the doorstep with canoeing and kayaking commonplace along the river itself. Local schooling includes well renowned primary and secondary state schools as well as Dean Close and Monmouth Haberdashers private schools nearby. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.





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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.