



### DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the third exit onto the A48. Continue on this road without deviation to the next roundabout. Take the first exit onto the B4245 and then take the first left hand turning towards Leechpool Holdings. Follow this road, where you will find the property on your right hand side.

### SERVICES

Mains water and electricity. Private drainage. LPG gas central heating.  
Council Tax Band H

### TENURE - FREEHOLD

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



Ground Floor

First Floor



Annexe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**WILLOW COTTAGE, 22 LEECHPOOL HOLDINGS,  
PORTSKEWETT, CALDICOT, MONMOUTHSHIRE,  
NP26 5TS**

**7** **5** **4** **E**

**£899,000**

**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.

Situated in this desirable semi-rural location on the outskirts of the popular village of Portskewett and within very convenient access to Chepstow and the M4 Motorway Network, Willow Cottage is a truly magnificent, individually designed detached country residence affording substantial and versatile accommodation to cater for the growing family as well as multi-generational living needs or indeed a letting income. Occupying a sizeable plot surrounded by private mature gardens and grounds, the property benefits an extensive driveway, detached five-bay garage and separate self-contained guest accommodation. The main property offers fantastic accommodation to include; reception hall, lounge, sitting room, open plan kitchen/dining/family room, conservatory, utility, study and WC/cloakroom to the ground floor, whilst there are six bedrooms (three en-suite) and a family bathroom to the first floor. We would strongly recommend arranging a viewing to appreciate the versatility of this property which is offered to the market with a benefit of no onward chain.

## GROUND FLOOR

An attractive entrance with storm porch leads into :-

### RECEPTION HALL

A grand and welcoming reception hall with contemporary tiled floor. Two useful built-in store cupboards. Staircase leading to the first floor.

### LOUNGE

This well-proportioned formal lounge enjoys a triple aspect to the front, side and the rear elevations. The feature exposed brick fireplace with free standing electric fire and in-built lighting really is the heart of the room.

### SITTING ROOM

Across the other side of the reception hall is this second versatile reception room, utilised by the current vendor's as a sitting room. A generous room enjoying a window to the front elevation overlooking the gardens, as well as direct access into the kitchen/dining/family room. The room also affords a feature free standing wood burner for cosy winter evenings.

## OUTSIDE

Willow Cottage is approached by a private, gated entrance leading onto a sizeable block-paved driveway providing extensive off-road parking. A superb five-bay garage affords electrically operated front doors, power and lighting. This would make for excellent workshop/studio/storage space or indeed further potential, depending on necessary consent. At the rear of the garage, there is a private garden area which could be incorporated with the annexe and separate to the gardens of the main property.

The gardens and grounds really are a joy to walk around. Well-landscaped and picturesque, comprising extensive lawns, perfect for children to play or as a blank canvas for the garden enthusiast. There is an orchard and wooded area providing fantastic seclusion, as well as sizeable patio/terrace perfect for dining and entertaining. Furthermore, there is a feature pond with bridge and a 'Mediterranean' style garden area.

## SERVICES

Mains water and electricity. Private drainage. LPG gas central heating.



## GUEST ACCOMMODATION

Detached property, separate from the main dwelling and providing a fantastic holiday or full-time letting income, or indeed to cater for family multi-generational needs. Comprising:

French doors leading into:-

Open plan lounge/dining room into kitchen.

## KITCHEN AREA

Comprising a good range of base and wall units with laminate worktop, inset stainless steel sink. Integrated appliances to include oven/grill and electric hob with cooker hood over.

## BEDROOM

A good size double bedroom.

## SHOWER ROOM

Appointed with a three-piece suite comprising shower cubicle, wash hand basin inset to vanity unit and low level WC. Heated towel rail. Tiled walls and floor.

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

This stunning, sizeable open plan kitchen/ dining space provides an excellent contemporary layout perfect for the growing family. The modern kitchen area comprises an extensive range of well-planned fitted wall and base units with feature solid granite worktop. There are a range of integrated appliances to include 'AEG' double electric oven with double warming drawers, 'AEG' four ring electric hob with extractor hood over, dishwasher, American style fridge freezer and 'AEG' coffee machine. Further benefits include a beautiful country kitchen style inset Belfast sink, fantastic spacious breakfast/island area perfect for dining, entertaining or as additional worktop space. The kitchen enjoys a window to the front elevation overlooking the beautiful grounds and benefits open plan access to the dining/family area. The dining area is spacious and perfect for a large family table, patio doors open out to the rear garden area and there are further fitted base units with worktop and integrated wine cooler. There is also a further family space providing versatile use and currently used as a snug/sitting area with window looking out to the rear elevation.

## CONSERVATORY

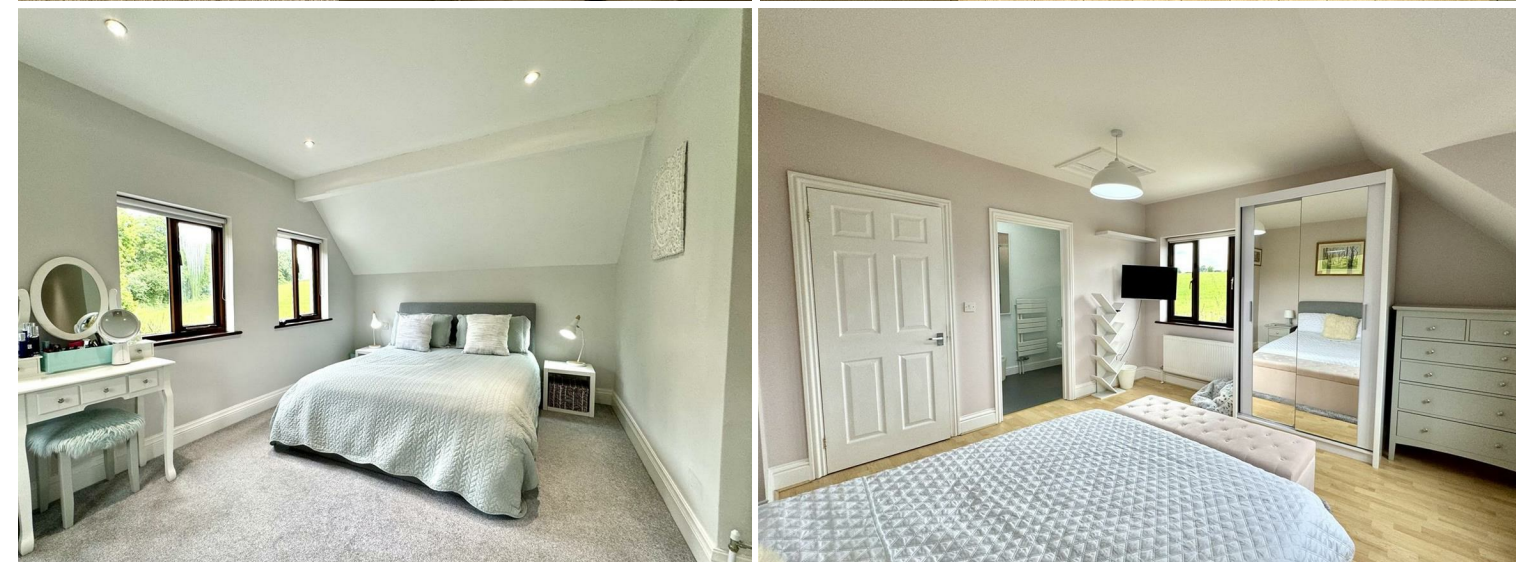
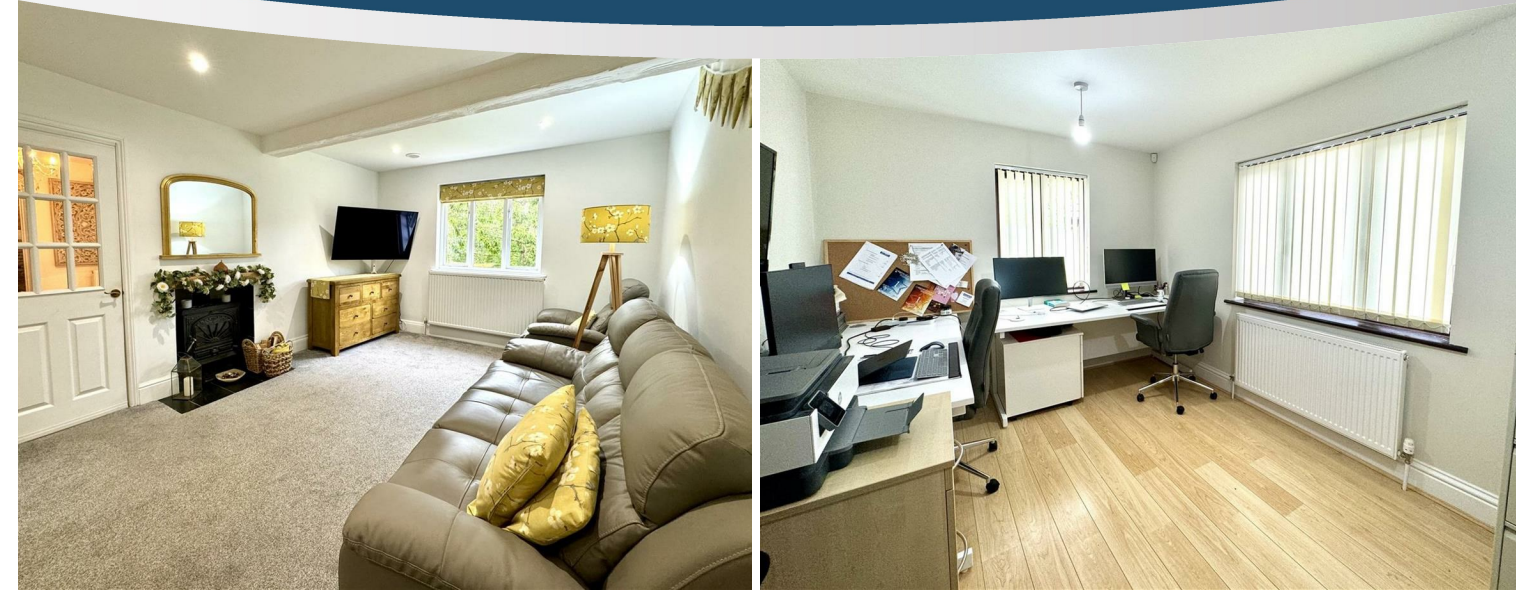
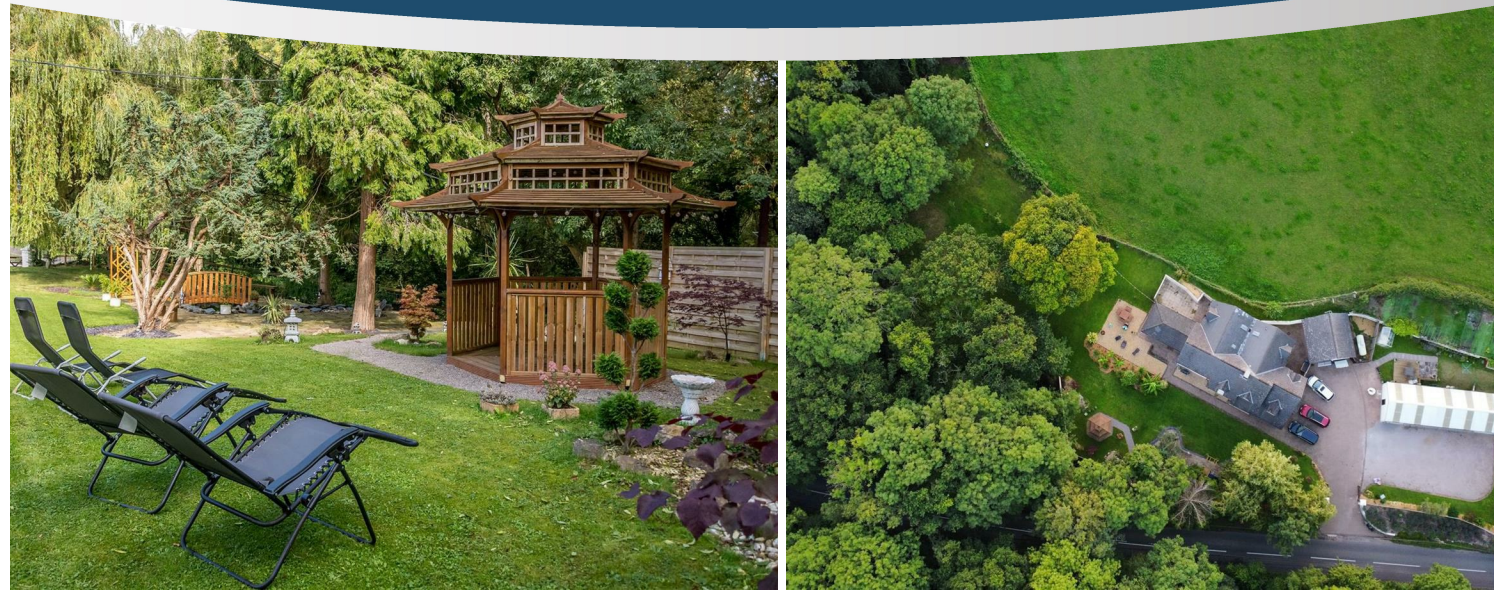
Accessed directly off the kitchen, this generous conservatory provides flexible living use depending on requirements. Double glazed windows to three sides mean you can sit, relax and dine whilst taking in the views over the landscaped gardens and open countryside to the rear.

## WC/CLOAKROOM

Comprising a modern, neutral suite to include low level WC, wash hand basin inset to vanity unit. Heated towel rail. Frosted window to rear elevation. Fully tiled floor and walls.

## UTILITY ROOM

A very useful utility room with fitted wall and base units, laminate worktop with tiled splash back and inset sink with drainer. Space and plumbing for washing machine and window to the rear elevation.



### STUDY/POTENTIAL GROUND FLOOR BEDROOM

This home office space provides an excellent area for the everyday home worker, enjoying a double aspect to the side and rear elevations. Depending on requirements, this could easily make an ideal ground floor double bedroom and is immediately adjacent to the utility and WC/cloakroom, which could become an en-suite facility.

### FIRST FLOOR STAIRS AND LANDING

A spacious landing providing access to all first floor rooms. Useful storage cupboards and loft access.

### PRINCIPAL BEDROOM

A stunning, fantastic, proportioned principal bedroom enjoying a double aspect to the front and side elevations affording views over the private gardens as well as countryside beyond. The bedroom also benefits a walk-in wardrobe. Door to :-

### EN-SUITE

Appointed with a stylish four-piece suite to include freestanding bath with shower attachment, walk-in shower cubicle, his & hers wash hand basin inset to vanity unit and low level WC. Heated towel rail. Attractive tiling to walls and floor.

### BEDROOM TWO

Again, a sizeable bedroom suite affording a double aspect to the side and rear elevations. Door to :-

### EN-SUITE

Appointed with a three-piece suite to include corner shower cubicle, low level WC and wash hand basin inset to vanity unit with tiled splash back. Heated towel rail.

### BEDROOM THREE

A third very generous bedroom, again double aspect enjoying far-reaching views across open fields. Door to :-

### EN-SUITE

Appointed with a three-piece suite to include 'P' shape bath with shower over, low level WC and wash hand basin inset to vanity unit.

### BEDROOM FOUR

A good size double bedroom with a window to the front elevation.

### BEDROOM FIVE

A double bedroom affording built-in wardrobe, window to the rear elevation overlooking countryside.

### BEDROOM SIX

A further generous double bedroom with a window to the front elevation.

### FAMILY BATHROOM

An attractive family bathroom appointed with a four-piece suite to comprise double width walk-in shower cubicle, feature bath with shower attachment, low level WC and wash hand basin inset to vanity unit. Heated towel rail. Ceramic tiled floor. Window to the front elevation.

