



DIRECTIONS

From our Chepstow office proceed along Welsh Street, taking third exit at the racecourse roundabout. carry on along this road towards the village of St. Arvans, upon entering the village bear left, continue through the village turning left into Laurel Park, then first right into Grange Park. Proceed to the end of the road bearing right and then you will find number 26 on your right-hand side.

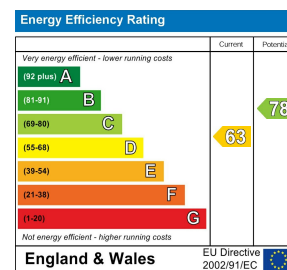
SERVICES

Mains water, electricity and drainage. Oil fired central heating.

Council Tax Band H.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2469 sq. ft. (229.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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DISCLAIMER

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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.



**26 GRANGE PARK, ST. ARVANS, CHEPSTOW,
MONMOUTHSHIRE, NP16 6EA**



£560,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Grange Park offers attractive individually designed accommodation, the house effectively being a two-storey house built on four levels; low ground floor with attractive drawing room, middle ground floor with living room, kitchen, dining room and bedroom four/study, to the middle floor a spacious guest bedroom and two further bedrooms one with en-suite as well as family bathroom to the top floor. Located in this established cul-de-sac within the popular village of St. Arvans and enjoying excellent school catchment as well as benefitting from being on the periphery of the famous Wye Valley along with easy access to the M48 Severn Bridge motorway network.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation.

CLOAKROOM/WC

With low level WC and wash hand basin. Oil fired central heating boiler.

DRAWING ROOM

6.53m x 4.04m (21'5" x 13'3")

A spacious well-proportioned reception room with windows to front elevation and patio doors to rear garden. Feature fireplace.

UPPER GROUND FLOOR

LIVING ROOM

4.60m x 3.05m (15'1" x 10')

With window to rear elevation. There is a potential of combining this room into the kitchen if you require a large living/kitchen area.

KITCHEN

4.45m x 3.20m (14'7" x 10'6")

Appointed with a matching range of base and eye level storage units with ample work-surfacing over and subway style tiled splashbacks. Inset one a half bowl and drainer sink unit with mixer tap. Four ring electric hob with extractor hood over and double oven/grill below. Windows to rear and side elevations.

UTILITY ROOM

With a range of storage units along with space for washing machine and tumble dryer. Single drainer sink unit. Door to side elevation.

DINING ROOM

3.73m x 3.10m (12'3" x 10'2")

With window to front elevation.

STUDY/BEDROOM 4

3.71m x 3.05m (12'2" x 10')

A spacious room offering potential for a bedroom but currently being utilised as a home office with a range of built-in storage, cabinets, desks and shelving.

MIDDLE FLOOR

BEDROOM 3

4.27m x 4.11m (14' x 13'6")

With two Velux windows to rear and window to front elevation. Range of built-in wardrobes.

UPPER FLOOR

PRINCIPAL BEDROOM

3.78m x 3.66m (12'5" x 12')

With extensive range of built-in wardrobes. Window to front elevation. Door to:-

EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include step-in shower, low level WC and wash hand basin. Frosted window to side elevation.

BEDROOM 3

3.71m x 3.35m (12'2" x 11')

With window to rear elevation. Range of built-in wardrobes.

BATHROOM

Comprising a three piece suite to include panelled bath with electric shower over and shower screen, low level WC and wash hand basin inset into storage unit. Part-tiled walls. Frosted window to side.

OUTSIDE

GARAGE

Oversized single garage with power and light with extensive brick paviour driveway offering ample parking.

GARDENS

The front is an attractive garden laid to lawn and to the rear is a lawned garden with sun terrace leading from the main drawing room, two raised lawn areas, all enjoying privacy and a sunny aspect.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

