



### DIRECTIONS

From our Chepstow office, proceed up to the main racecourse roundabout, taking the road towards the Wye Valley and Tintern. Upon entering St Arvans village, drive through the village centre and as you exit the village towards Tintern, you will see Parkfield House on your right hand side.

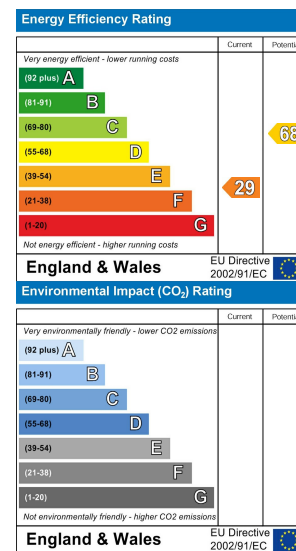
### SERVICES

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

2021/2022 Council Tax Band G.

### TENURE - FREEHOLD

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



## PARKFIELD HOUSE, ST ARVANS, CHEPSTOW, MONMOUTHSHIRE, NP16 6DN



£745,000

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

**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. 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.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

**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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This property comprises of a substantial double bay fronted Victorian family house believed to date from the late 1800's and offering generous and flexible family accommodation across three floors with potential for multiple family generation living or use as bed and breakfast/guest house.

The current vendors have enjoyed the property as a family home for approximately 20 years and the accommodation briefly affords attractive entrance hall with period features along with original staircase with wrought iron balustrade leading off, large principal reception room with two fireplaces as well as separate sitting room, impressive and contemporary kitchen open plan to family room with doors to the sunny gardens as well as large self-contained en-suite bedroom with separate access, offering potential for guest annexe if required. To the first floor, the house offers four spacious bedrooms, all with en-suite facilities and to the second floor, three useful attic bedrooms along with two store rooms and bathroom. The property stands within its own attractive gardens with parking to the front and a pretty enclosed garden with sunny aspect to the rear.

## SECOND FLOOR STAIRS AND LANDING

Leading to the spacious second floor, currently offering three guest bedrooms, all with windows to front elevation along with two useful storerooms/study areas to the rear and bathroom with three-piece suite offering panelled bath, low level WC and wash hand basin.

Bedroom 5 - 4.32m x 3.94m

Bedroom 6 - 6.11m x 2.92m

Bedroom 7 - 4.38m x 2.86m

## OUTSIDE

### GARDENS

To the front the property is approached via a tarmacadamed forecourt with ample turning and parking space and to the rear, a pretty and well stocked garden with a southerly aspect with sun terrace, attractive borders, lawned area and useful garden store shed.

### AGENTS NOTE

Please note that the coach house is also available by separate negotiation. Please enquire with the agents for further details.





### BEDROOM 3

3.91m x 3.66m (12'9" x 12'0")

Window to rear elevation.

### EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and step-in shower.

### BEDROOM 4

3.66m x 2.47m (12'0" x 8'1")

With two windows to rear elevation.

### EN-SUITE SHOWER ROOM

With wash hand basin, low level WC and step-in shower. Window to side elevation.



## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation with glazed fanlight over. Period ceiling mouldings. Attractive staircase with wrought iron balustrade leading off.

### CLOAKROOM/WC

With low level WC and wash hand basin.

### DRAWING ROOM

8.03m x 3.96 (26'4" x 12'11")

A most impressive principal reception room with bay window to front elevation as well as French doors to rear garden. Two attractive fireplaces with ornate surrounds.





### SITTING ROOM

4.36m x 4m (14'3" x 13'1")

With bay window to front elevation. Attractive marble fireplace surround.

### KITCHEN

5.33m x 3.46m (17'5" x 11'4")

Appointed with an impressive range of contemporary base and eye level storage with ample work surfacing over and subway tiled splashbacks, inset single drainer sink unit, plumbing for washing machine and space for tumble dryer. Space for American style fridge/freezer. Attractive range cooker with extractor over. Window to front elevation. Semi-open plan to: -

### FAMILY/DINING ROOM

5.98m x 3.45m (19'7" x 11'3")

A lovely bright and spacious reception area with French doors leading to the gardens.



### GROUND FLOOR BEDROOM SUITE

7m x 4.37m (22'11" x 14'4")

A spacious and flexible bedroom suite with potential for multi-generational family use or as guest bedroom accommodation, currently affording bedroom area with door and window to front elevation. French doors to rear garden.

### EN-SUITE SHOWER ROOM

With contemporary three-piece suite with step-in shower, low level WC and wash hand basin.

### FIRST FLOOR STAIRS AND LANDING

With attractive period staircase leading to a large landing with window to rear elevation.

### MAIN BEDROOM

4.36m x 3.67m (14'3" x 12'0")

With bay window to front elevation with built-in seat and range of built-in wardrobes.

### EN-SUITE BATHROOM

Appointed with panelled bath, step-in shower cubicle, low level WC and wash hand basin.

### BEDROOM 2

4.24m x 3.72m (13'10" x 12'2")

With bay window to front elevation. Range of built-in wardrobes.

### EN-SUITE SHOWER ROOM

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

