



DIRECTIONS

From our Chepstow office proceed through Archway turning right onto Welsh street proceeding along this road without deviation. At the Chepstow Racecourse roundabout take third exit and carry on to the village of St. Arvans. As you enter the village, bear left and follow the Devauden Road for approximately ¼ of a mile, where you will find Wyedene on your right-hand side.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.  
Council Tax Band H.

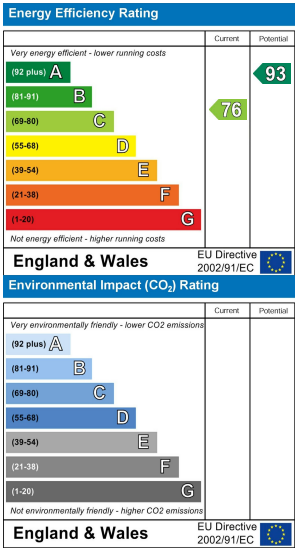
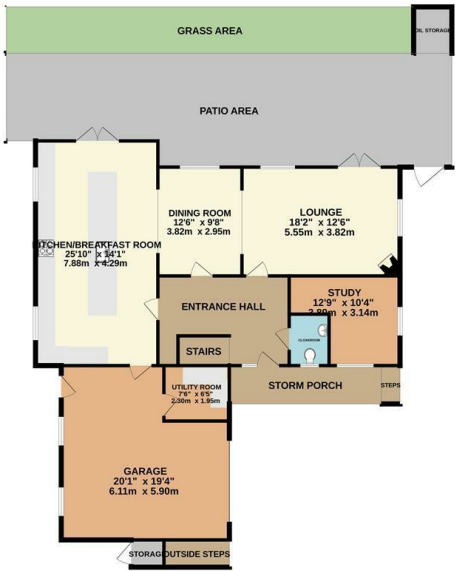
TENURE - FREEHOLD

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



GROUND FLOOR  
2151 sq.ft. (199.8 sq.m.) approx.

1ST FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.



TOTAL FLOOR AREA: 3519 sq.ft. (327.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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  
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.



WYEDENE, ST. ARVANS, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6EZ

5 4 3 C

£785,000

Sales: 01291 629292  
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Occupying a pleasant, elevated position within the most desirable Monmouthshire village of St Arvans enjoying panoramic views and backing onto open countryside, this property comprises a truly stunning, individually designed detached home that has been finished to a particularly high-specification throughout and affords deceptively spacious living accommodation to suit a variety of requirements. The well-planned and versatile layout is arranged over two floors and briefly comprises to the ground floor; reception hall, a fantastic open plan kitchen/breakfast/family room, dining room, lounge, study and a WC/cloakroom, whilst to the first floor, the principal bedroom benefits an en-suite, walk-in wardrobe and Juliet balcony, along with four additional double bedrooms (two with en-suites) and a four-piece family bathroom. The property further benefits an extensive private driveway, integral double garage with utility and a low-maintenance garden to the rear providing a perfect space for dining and entertaining.

The property is presented to an immaculate standard throughout, enjoying a wealth of contemporary fixtures and fittings to include; zoned under floor heating and Mandarin stone flooring to the entire ground floor, solid oak doors, architraves and skirting boards throughout, a feature solid oak staircase with embedded glass balustrade and solid oak flooring to the entire first floor.

The property will no doubt suit a variety of markets, providing an excellent opportunity to utilise the integral double garage and adjacent utility room as annexe accommodation or indeed further living space to accompany the main property. Furthermore, bedroom two with en-suite benefits independent access from an external staircase; therefore creating the option either as an annexe/ multi-generational living space or indeed to provide income as a holiday let (subject to consent).

Located at the entrance to the beautiful and renowned Wye Valley, St Arvans is a popular, sought-after rural village conveniently situated some two miles from Chepstow and three miles from the motorway junction at the Severn Bridge, providing access via the M48/M4 eastbound to Bristol, London and the M5 network, and westbound to Newport, Cardiff and South Wales. The A466 gives access to Monmouth. St Arvans offers a village shop, place of worship, public house/restaurant, St John's-on-the-Hill nursery, sports field, village hall, and children's play area. For the sporting enthusiast, Chepstow racecourse is within easy walking distance, golf at St Pierre Golf & Country Club on the outskirts of Chepstow, and a plethora of scenic walks and cycling routes.



**OUTSIDE**

**GARAGE**

**6.11m x 5.90m (20'0" x 19'4")**

A spacious double garage with electric up and over door. Windows and stable door to the side elevation. Ceramic tiled flooring. Central heating. This garage provides potential for conversion. Door to :-

**LAUNDRY ROOM**

**2.30m x 1.95m (7'6" x 6'4")**

Appointed with a good range of storage units with wood effect work tops over. Inset one bowl and drainer stainless steel sink unit. Space for washing machine and tumble dryer.

**GARDENS**

The property enjoys a beautifully landscaped private rear garden, affording several patio areas perfect for dining and entertaining friends and family, whilst looking out on to open fields beyond. The garden features a level area laid to lawn, perfect for children to play or indeed providing a blank canvas for the garden enthusiast. Adding to the outdoor setting, there are attractive stone wall and stone chipped boundaries, as well as various plants and shrubs. The property benefits pedestrian access to either side, which leads to the front which comprises an extensive block paved driveway, providing plenty of off-road parking, as well as steps up to storm porch; leading to the front entrance. There is also a garden area to the front comprising a level lawn with mature trees and stone boundary wall.

**SERVICES**

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

**AGENTS NOTE**

Please note : There is a single track access to the field at the rear of the property, which the farmer has right of access to use.





**BEDROOM 4**  
**3.10m x 2.76m (10'2" x 9'0")**

A double bedroom with built-in wardrobes. Window to rear elevation.

**BEDROOM 5**  
**3.82m x 2.07m (12'6" x 6'9")**

A double bedroom with a built-in wardrobe. Window to rear elevation.

**FAMILY BATHROOM**

Comprising a four piece suite to include freestanding double ended bath with chrome mixer tap, double shower unit with mains fed chrome rainfall shower over, wall mounted WC and feature wash hand basin with chrome mixer tap inset to a solid oak storage unit with Travertine top. Chrome heated towel rail. Window to front elevation. Travertine tiled walls and flooring.



**GROUND FLOOR**

Enter into a stylish and grand reception hall, enjoying a feature staircase leading to the first-floor with a useful storage area beneath, providing direct access to all ground floor living areas.

**CLOAKROOM/WC**

Comprising a two piece suite to include low level WC with push button flush and marble sink with mixer tap. Mandarin half tiled walls, sensored light and a window to the front aspect.

**STUDY**

**3.89m x 3.15m (12'9" x 10'4")**

This comfortable room provides an ideal designated home-working space enjoying a dual-aspect.

**LIVING ROOM**

**5.54m x 3.81m (18'2" x 12'6")**

A beautiful reception room, again, enjoying a dual-aspect as well as French doors which lead directly out to the rear garden. Feature free standing electric wood burner.

**DINING ROOM**

**3.81m x 2.95m (12'6" x 9'8")**

This second reception space makes for a perfect formal dining area, accessed from the living room, also benefitting separate access into the reception hall and semi-open plan through to the kitchen. There is a window to the rear aspect overlooking the gardens.





**KITCHEN/BREAKFAST ROOM**  
**7.88m x 4.29m (25'10" x 14'0")**

Light and sociable kitchen/breakfast room with an extensive range of individually designed Sigma 3 bespoke base and eye level storage units with ample granite work surfacing over and an island unit providing extra storage and seating for informal dining. A range of integrated appliances to include NEFF microwave, induction hob and double oven, wine fridge, dishwasher, full height fridge and under counter freezer. Two inset sinks, one of which with Quooker hot water tap and one inset into the island. Pantry cupboard. Ceramic tiled flooring with underfloor heating. Patio doors leading to rear garden and two windows to side elevation. Steps down to integral garage with utility room.

**FIRST FLOOR STAIRS AND LANDING**

A half turn solid oak staircase with glass balustrade leads to a galleried landing area with a window to the front elevation.

**BEDROOM 2**  
**6.11m x 5.05m (20'0" x 16'6")**

This large bright and airy room is accessed from the half turn staircase with a Velux window and feature triangular window to the side elevations. This room can also be accessed from an external staircase therefore providing flexible living accommodation. Door to :-

**EN-SUITE SHOWER ROOM**

Appointed with a three piece suite to include wall mounted WC, double shower unit with glass shower screen and mains fed shower over and a feature wash hand basin with chrome mixer tap. Chrome heated towel rail. Travertine tiled walls and flooring. Velux window to side elevation.



**PRINCIPAL BEDROOM**  
**5.52m x 4.29m (18'1" x 14'0")**

A spacious principal bedroom with Juliet balcony providing views over the rear garden and fields beyond. Walk-in wardrobe with plenty of storage space and automatic lighting. Window to side elevation. Door to :-

**EN-SUITE SHOWER ROOM**

Appointed with a three piece suite to include wall mounted WC, feature wash hand basin with chrome mixer tap inset to a solid oak storage unit with Travertine top and walk-in shower with mains fed shower over. Chrome heated towel rail. Frosted window to the side elevation. Travertine tiled walls and flooring.

**BEDROOM 3**  
**3.80m x 3.00m (12'5" x 9'10")**

A double bedroom with windows to side and rear elevations. Door to :-

**EN-SUITE SHOWER ROOM**

Appointed with a three piece suite to include feature wash hand basin with chrome mixer tap, single shower unit with glass door and mains fed shower over and wall mounted WC. Chrome heated towel rail. Frosted window to side elevation. Travertine tiled walls and flooring.

