



DIRECTIONS

From our Chepstow office proceed over the new Wye Bridge taking the first right hand turn after the bridge. At the roundabout take the first exit. Proceed along this road passing Wydean Secondary School on your left. Continue past the shops dropping down the hill where on the corner take the left hand turn for The Belfry. Proceed along the drive keeping left and left again where the property is the first on the right.

SERVICES

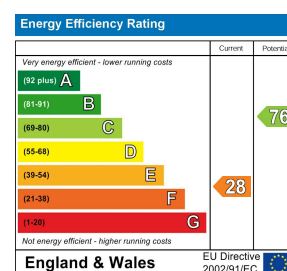
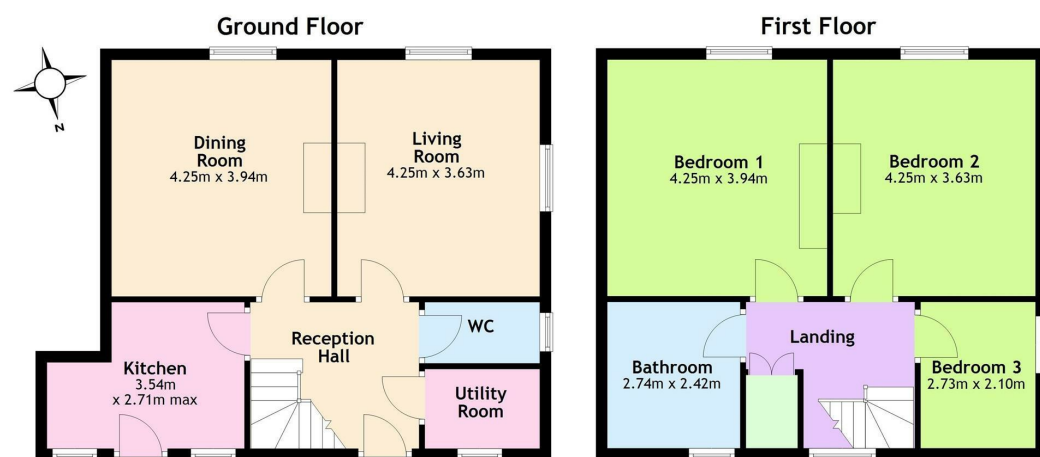
Mains electricity and water, oil fired central heating and private drainage
Council Tax Band E

MAINTENANCE AND SERVICE CHARGE

Whilst the property is freehold, there is a management charge in place of £100 PCM. This covers the upkeep of the communal areas. Any money left over is placed in a sinking fund and is used for any unexpected repairs that need to be made and agreed via the management committee. You are strongly recommended to have this verified via your legal advisors.

TENURE - FREEHOLD

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



1 THE BELFRY, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7FD



£389,950

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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 within the grounds of a Georgian mansion, this Grade II listed former stable master's house is believed to date back to c1898. There are many original features including single glazed sash windows, wooden panelled doors throughout, quarry tiled flooring, period wood block floors and high ceilings throughout which help give this property a light and airy feel. The spacious well thought out accommodation is set over two floors with stunning views from all of the first floor windows, overlooking the surrounding countryside and the impressive communal courtyard. The property offers to the ground floor: entrance hall, WC, utility room, living room, dining room, kitchen and turned stairs to the first floor landing, off which are three generous bedrooms and bathroom. There are also level gardens and two parking spaces.

Offas Dyke Path, The Wye Valley footpath, Forest of Dean and many other outdoor activities are all a short distance away. There are good junior and comprehensive schools nearby as well as the market town of Chepstow with its attendant range of facilities. Newport, Cardiff, Bristol, Gloucester and Cheltenham are within commuting distance via the A48, M48, M4 & M5 motorway network.

GROUND FLOOR

RECEPTION HALL

Glazed and panelled door. Original quarry tiled flooring. Store cupboard. Turned stairs to first floor landing. Doors off.

GROUND FLOOR WC

Comprising a white suite to include low level WC with concealed cistern and wash hand basin with chrome mixer tap inset into vanity unit. Tiled flooring. Single glazed sash window to side elevation.

UTILITY ROOM

2.10m x 1.43m (6'10" x 4'8")

Period style tiling to floor. Plumbing and space for automatic

washing machine. Oil fired combination boiler. Window to front.

KITCHEN

3.54m x 2.73m (11'7" x 8'11")

Appointed with a matching range of base and eye level storage units with woodblock effect worktops over. Inset Neff four ring induction hob and eye level electric oven/microwave/grill. Integrated dishwasher and low level fridge. One and a half bowl and drainer sink with brushed chrome mixer tap. Ceramic tiled splashbacks and tiled flooring. Single glazed sash window, glazed and panelled door to front.

DINING ROOM

4.25m x 3.92m (13'11" x 12'10")

Bespoke storage cupboards and shelving to chimney recess. Cast iron wood burner. Single glazed sash window to rear elevation overlooking the stunning courtyard. Parquet flooring.

LIVING ROOM

4.24m x 3.62m (13'10" x 11'10")

Feature open fireplace with cast iron fire and wooden mantel. Single glazed sash window to rear and side with views over the garden and communal courtyard. Parquet flooring.

FIRST FLOOR STAIRS AND LANDING

Single glazed sash window with rural outlook. Large storage cupboard and loft access point.

BEDROOM 1

4.23m x 3.93m (13'10" x 12'10")

A double bedroom with single glazed sash window to rear elevation overlooking the stunning communal courtyard.

BEDROOM 2

4.23m x 3.93m (13'10" x 12'10")

A double bedroom with single glazed sash window to rear with views over the communal courtyard. Wood effect flooring.

BEDROOM 3

2.73m x 2.09m (8'11" x 6'10")

A single bedroom with single glazed sash window to front elevation with superb views over the surrounding countryside and towards Chepstow town. Wood effect flooring.

BATHROOM

Comprising a white suite to include low level WC, pedestal wash hand basin and panelled bath with shower attachment over and chrome mixer tap. Exposed wooden flooring. Single glazed sash window to front elevation with views.

OUTSIDE

The property benefits from gravel parking area for two vehicles with steps leading to entrance door. The gardens are predominantly laid to lawn and bordered by hedging.

SERVICES

Mains water and electricity, oil fired central heating and private drainage.

