



DIRECTIONS

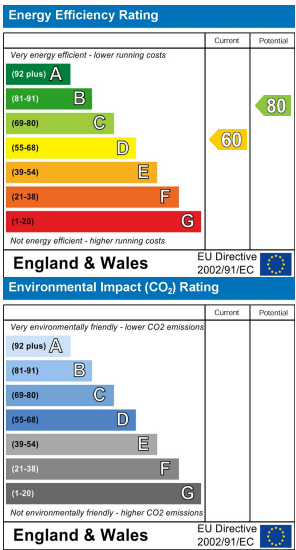
From our Chepstow office proceed down the High Street, continue down Bridge Street to the Old Wye Valley Bridge, continue over the bridge to the top of the road, turning right onto Beachley Road, where the Police House is located on your left hand side.

SERVICES

All mains services are connected to include mains gas central heating.
Council Tax Band C.

TENURE - FREEHOLD

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



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.



POLICE HOUSE GLOUCESTER ROAD, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DB

4 2 3 D

£620,000

Sales: 01291 629292
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The Police House comprises a former police property, constructed around the turn of the last century with the benefit of many period features remaining, such as high ceilings, attractive fireplaces and oak flooring to several rooms. Over recent years the property has been renovated to a high standard throughout and now presents a very comfortable accommodation with contemporary fittings and period charm.

Tutshill itself is a very well-regarded village with a range of facilities to include primary school and private Dean Close St. John's school, convenience store, well-renowned butchers, café and community run pub in nearby Woodcroft, all within walking distance. A further abundance of facilities can be found nearby in the historic town of Chepstow thus offering further access to shops and amenities with good road access via the M48 motorway to Cardiff, Bristol and beyond.

The village also stands on the entrance to the famous Wye Valley, an area of Designated Natural Beauty, with many walks and trails to enjoy.



GARDENS

Front and side gardens are laid to lawn, with mature borders. To the rear is an attractive spacious garden, well-enclosed, laid extensively to lawn with raised sun terrace.

GARAGE

Detached garage with up and over door, power and light. Being approached via its own driveway with ample parking and turning space.

SERVICES

All mains services are connected to include mains gas central heating.



BEDROOM 2

3.86m x 3.48m (12'7" x 11'5")

A double bedroom with two windows to front elevation.

BEDROOM 3

3.86m x 3.61m (12'7" x 11'10")

A double bedroom with window to rear elevation.

BEDROOM 4

3.58m x 3.49m (11'8" x 11'5")

A double bedroom with window to side elevation.

SHOWER ROOM

3.35m x 2.67m (11'10" x 8'9")

A spacious well-appointed shower room with step-in shower, attractive vanity unit with twin wash hand basins and low-level WC. Window to side elevation.

OUTSIDE



GROUND FLOOR

ENTRANCE HALL

With covered entrance porch to side. Stairs off.

STUDY/RECEPTION ROOM

4.22m x 3.86m (13'10" x 12'8")

A delightful reception room currently used as a study but could be an additional reception room if required, with deep bay window to front elevation fitted with plantation shutters. Attractive period fireplace. Woodblock flooring.

SNUG

4.78m x 3.58m (15'8" x 11'9")

A delightful room with woodblock flooring and attractive fireplace with tiled inset. Window to side elevation.



KITCHEN/DINING/FAMILY ROOM
10.77m x 5.03m (35'4" x 16'6")

A most impressive contemporary open plan living area with attractive family room with dual aspect windows to both sides with plantation shutters. Spacious dining area with rooflights above. Rear hallway and doorway to side.

KITCHEN AREA

Appointed with an extensive range of base storage units and full height cupboards with ample work surfacing over and subway style tiled splashbacks. Integrated appliances to include fridge/freezer, slimline dishwasher, eye level double oven and grill, inset four ring electric hob. One and half bowl and drainer sink unit finished in enamel.

REAR LOBBY

Door to garden. Giving access to both: -

UTILITY ROOM

Wall mounted gas fired boiler. Space for washing machine and tumble dryer. Window to rear.

CLOAKROOM/WC

With low level WC and wash hand basin. Window to rear.

PRINCIPAL BEDROOM SUITE

Leading of the snug is a lobby area giving access to main bedroom with useful walk-in storage.



BEDROOM
3.35m;3.05m x 3.23m (11;10" x 10'7")

A double bedroom with windows to front and side elevation.

EN-SUITE BATHROOM

Appointed with a four-piece suite to include claw foot bath, step-in shower cubicle with tiled surround, low level WC and wash hand basin. Tiled flooring. Window to side.

FIRST FLOOR STAIRS AND LANDING

6.25m x '0.61m (20'6" x '2")

Extremely spacious landing with windows to both sides.

