



DIRECTIONS

From the Severn Bridge roundabout proceed up the slip road to the St Lawrence roundabout. Take the second exit towards Chepstow Hospital, turning right onto Moun-ton Road, taking the first right into Moun-ton Drive and then left into Moun-ton Chambers. Proceed through Moun-ton Chambers into Badgers Dene, where you will find the property on your left hand side.

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 3413 sq.ft. (317.1 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 is given to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



THE LOOKOUT, BADGERS DENE, CHEPSTOW, MONMOUTHSHIRE, NP16 5FB

5 3 3 C

£699,950

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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.

Occupying a prominent position affording outstanding panoramic views across Chepstow and towards the Severn Estuary, formally a 'Lookout' dating back over 200 years, this substantial semi-detached residence really is one of a kind and is situated in a peaceful edge of town location within easy walking distance of all local amenities and schools. The Lookout comprises a unique residence, comprising fantastic sizeable and versatile living accommodation arranged over four floors and briefly comprising to the ground floor, entrance hall, lounge, second reception room/snug, outstanding open plan kitchen/dining/family room, utility and a WC/cloakroom. To the lower ground floor there is a third reception room/versatile space with external access to the front of the property. The first floor affords four double bedrooms (one with en-suite) and a four-piece family bathroom, whilst the second floor enjoys the Principal suite to include double bedroom boasting panoramic views and hosting a feature roll top bath, en-suite shower room and a separate walk-in wardrobe. The property further benefits private gated access leading to an extensive driveway, low-maintenance gardens to both sides and the front as well as a detached double garage with self-contained annexe above, providing fantastic income stream potential or to cater for multi-generational living needs.

Finished to a very high-specification throughout and affording quality fixtures and fittings, this property will no doubt suit a variety of markets/requirements and we strongly advise arranging a viewing to appreciate what this property has to offer.

GARAGE

8.32m x 6.36m (27'3" x 20'10")

A detached double garage with electric roller shutter door. To the side, a pedestrian door leads into :-

GARAGE ACCOMMODATION

8.32m x 6.36m (27'3" x 20'10")

This extra accommodation comprises; Entrance hall. Shower room comprising a three-piece suite to include shower cubicle, low level WC and wash hand basin. Stairs lead up to the open/plan kitchen/dining/living room with Velux to front elevation. Kitchen appointed with a range of modern kitchen units with wood effect laminate work surfacing over. Inset sink and drainer. Electric induction hob with extractor hood over and electric oven/grill below. Space for dishwasher, fridge and freezer. Solid wood flooring. There is also a double bedroom with solid wood flooring. The accommodation has electric heating.

GARDENS

To the front of the property is a sliding gate which leads to an extensive private block paved driveway providing parking for multiple vehicles. Paved pathway and steps lead up to the front entrance with attractive solid oak storm porch. Front garden area comprising an area laid to lawn with steps down to the door leading into the lower ground floor/cellar room. Open side access to the side elevation, where there is a further garden area mainly laid to lawn and gravel, fully enclosed by fencing, providing a further garden space for the garden enthusiasts, or indeed further parking area.

The formal garden area is also at the front of the property enjoying a southerly aspect comprising a sizeable area laid to lawn, fully enclosed by picket fencing and timber fencing perfect for children to play. Paved patio terrace area providing an ideal space for dining and entertaining, access directly from the kitchen/dining/family room. Access to the other side of the property where there is further garden space and an alleyway at the rear.

SERVICES

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



BEDROOM 5

3.58m x 2.40m (11'8" x 7'10")

Offering a fifth double bedroom, also offering versatile use, as currently utilised as a home office. Inset shelving to one wall. Window to the front elevation.

SECOND FLOOR STAIRS AND LANDING

Providing access to both rooms. Solid wood flooring.

PRINCIPAL BEDROOM

7.08m x 4.13m (23'2" x 13'6")

Comprising a stunning and well-proportioned dual aspect principal bedroom enjoying two Velux windows to the side elevation and one Velux window to the front elevation, enjoying far reaching panoramic views across Chepstow town and Severn Estuary. Solid wood flooring. Useful built-in eaves storage. Door to:-

EN-SUITE SHOWER ROOM

Comprising a modern neutral suite to include large walk-in shower cubicle with overhead waterfall shower and separate handheld attachment with tiled surround and glass shower screen, low level WC and wash hand basin with mixer tap inset to vanity storage unit with tiled splashback. Heated towel rail. Velux window to the side elevation. Solid wood flooring.

DRESSING ROOM

3.00m x 2.60m (9'10" x 8'6")

Comprising an ideal walk-in dressing room with fitted units, drawers and hanging rail to three sides, which perfectly compliments the second floor, principal bedroom suite. Solid wood flooring.

OUTSIDE

GROUND FLOOR

ENTRANCE HALL

A door to the front leads into a welcoming and spacious entrance hall with a window to the side elevation overlooking the front gardens. Access to all ground floor rooms, with understairs storage cupboard. Stairs to first floor landing. Solid wood flooring.

LOUNGE

4.91m x 4.13m (16'1" x 13'6")

A well-proportioned, square reception room, with feature bay window to the side elevation. Fireplace with tiled hearth with electric wood burning stove and mantle. Stunning spiral staircase leading to the lower ground floor.

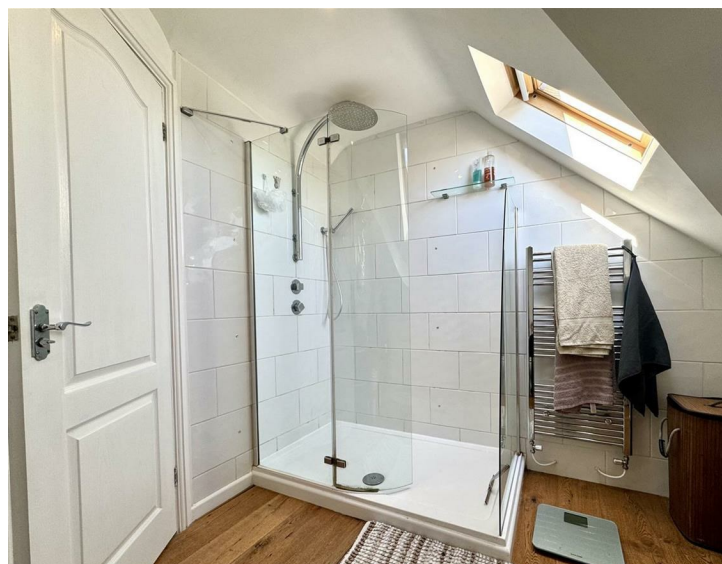
SECOND RECEPTION SPACE

4.13m x 3.32m (13'6" x 10'10")

Offering fantastic versatile reception space, currently utilised as a second sitting room but would make an ideal formal dining room or indeed ground floor double bedroom, if required. Window to side elevation and French doors leading out to the side.

WC/CLOAKROOM

Comprising a two-piece neutral suite to include low level WC and wall mounted wash hand basin with mixer tap. Travertine tiled flooring. Adjacent is a large built-in storage cupboard.



OPEN/PLAN KITCHEN/DINING/FAMILY ROOM

7.14m x 5.12m (23'5" x 16'9")

A stunning contemporary open plan space comprising a large kitchen area with an extensive range of bespoke fitted wall and base units with ample solid granite work tops over. Inset stainless steel sink and drainer with mixer tap. Feature inset Range cooker backing onto a breakfast island area, perfect for entertaining and socialising. Integrated dishwasher. Full height freestanding American style fridge/freezer. Travertine tiled flooring to the kitchen area. Enjoying a dual aspect Velux window and picture window to the front elevation, overlooking the private front gardens. Step to the breakfast/dining/family area. Courtesy stable door to the side elevation. Solid wood flooring. Further fitted work tops and dresser units. Plenty of space for a formal dining area. Also enjoying French doors to the front south facing gardens.

UTILITY SPACE

2.21m x 1.29m (7'3" x 4'2")

Space and plumbing for all white goods and further fitted units, as well as housing the Worcester Bosch gas combination boiler.

LOWER GROUND FLOOR

4.91m x 4.19m (16'1" x 13'8")

Which has been converted by the current vendors to comprise a third reception room. A square space currently used as a third TV/Sitting Room. Window to the side elevation. Stable door to the front garden and parking area. Offering fantastic versatile use, either as a further bedroom, reception room or indeed home office working area. Solid wood flooring.



FIRST FLOOR STAIRS AND LANDING

Access to all first-floor rooms. Window to the front elevation. Half turn stairs to the second floor. Useful built-in airing cupboard with inset shelving.

BEDROOM 2

4.13m x 2.90m (13'6" x 9'6")

A generous double bedroom enjoying a double aspect to the front and side elevations. Built-in wardrobe and separate fitted cupboard with shelving.

FAMILY BATHROOM

Comprises a modern neutral four-piece suite to include corner shower cubicle with mains fed waterfall shower over and tiled surround, pedestal wash hand basin, low level WC and panelled bath with tiled surround. Heated towel rail.

BEDROOM 3

3.58m x 2.93m (11'8" x 9'7")

A sizeable double bedroom with a window to the side elevation. Door to:-

EN-SUITE SHOWER ROOM

Comprises a three-piece suite to include walk-in shower cubicle with mains fed shower over with tiled surround, low level WC and wash hand basin inset to vanity unit with mixer tap. Heated towel rail.

BEDROOM 4

3.14m x 3.04m (10'3" x 9'11")

A double bedroom enjoying a window to the side elevation. Built-in wardrobe.

