



DIRECTIONS

From Chepstow proceed down the High Street onto the one-way system continuing down Bridge Street to the traffic lights, crossing the old Wye Bridge. At the other end of the bridge you will be able to park to the right hand side in front of the traffic lights.

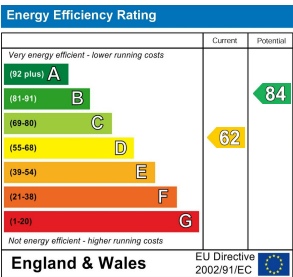
SERVICES

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

TENURE - FLYING FREEHOLD consisting of the bathroom and en-suite being situated over the neighbouring property's utility room. You are recommended to have this and any associated implications verified by your legal advisors at your earliest convenience.

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.



BRIDGE END, THE OLD HILL, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7PR

5 2 1 D

£735,000

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

This charming period property enjoys a most desirable location on the periphery of the historic market town of Chepstow with views of the River Wye, yet also benefitting from a pretty rural feel, along with access to good road networks.

The accommodation is both quirky and charming and has recently undergone extensive updating and renovation to include; new luxury kitchen, attractive en-suite shower room and family bathroom, along with redecoration works throughout. The property is located off the Old Hill, which at one time was the main thoroughfare to Chepstow and stands its own attractive mature gardens. The property benefits from an attractive entrance hall/study area with steps down to the impressive drawing room with French doors and bay window to the garden, along with wood burning stove. Leading off the entrance hall is a useful utility room with ground floor cloakroom and WC and on the upper ground floor level is found the recently updated luxury kitchen and dining room with French doors to the garden. The principal bedroom benefits from built-in wardrobes and its own updated en-suite shower room, with four further bedrooms utilising the updated family bathroom.

OUTSIDE

GARDENS

The property is approached via a pedestrian gate through a natural stone wall with attractive raised seating area with views towards the River Wye, there is also a lower garden area with a sunny and private feel. To the rear steps lead to a large lawned area with a variety of mature trees, shrubs and flowering borders.

SERVICES

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



BEDROOM 3

3.45m x 2.70m (11'3" x 8'10")

With window to front elevation with window seat.

BEDROOM 4

3.47m x 3.60m (11'4" x 11'9")

With window to rear elevation.

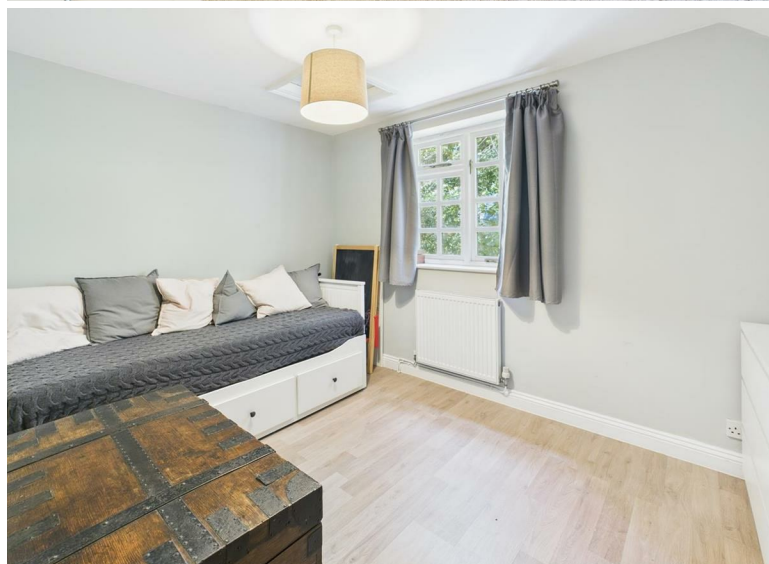
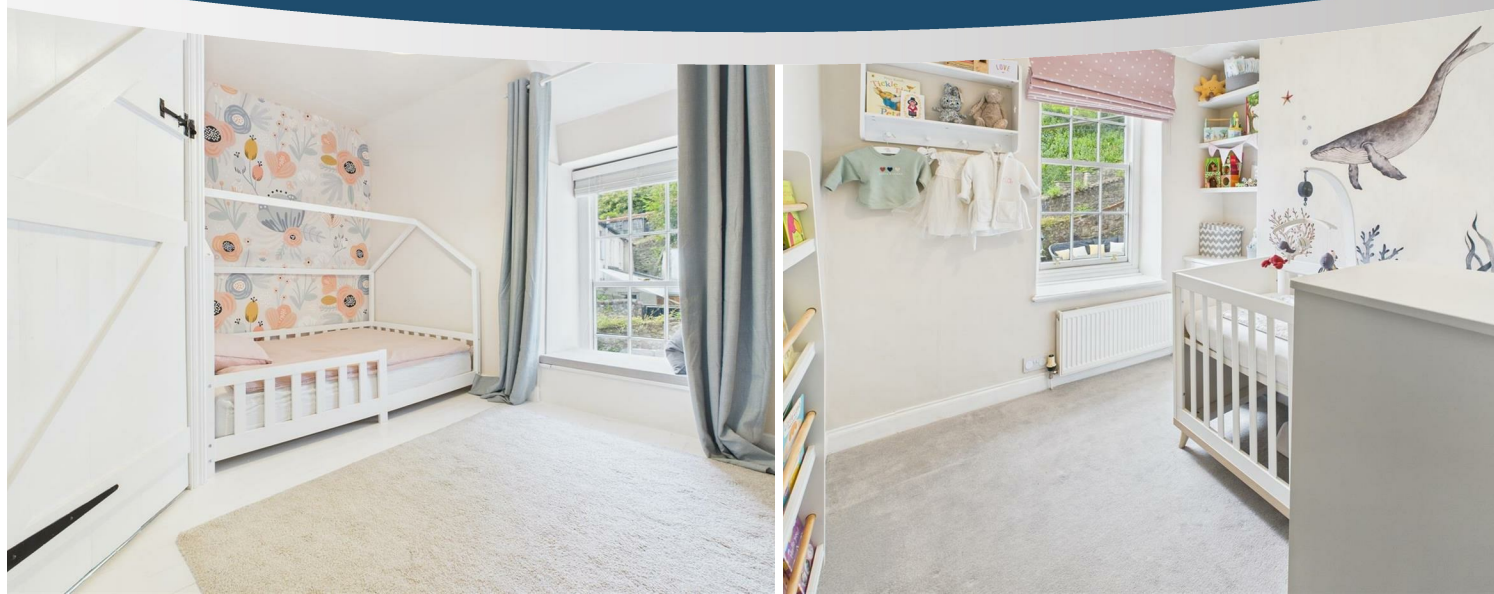
BEDROOM 5

3.09m x 2.33m (10'1" x 7'7")

With window to side elevation with attractive views.

FAMILY BATHROOM

Also recently updated with an attractive range of fitments with panelled bath having shower over and shower screen, low level WC and wash hand basin. Window to side. Ceramic tiled walls and flooring.



GROUND FLOOR

RECEPTION HALL/STUDY

3.96m x 3.62m (12'11" x 11'10")

Entrance door leads into the reception hall with window to front elevation. Tiled flooring. Steps up to:-

KITCHEN/DINER

5.74m x 3.53m (18'9" x 11'6")

With an extensive range of built in storage units with integrated fridge/freezer, dishwasher, induction hob and electric oven. Inset sink unit. French doors to garden with river views.



UTILITY ROOM

2.40m x 1.77m (7'10" x 5'9")

With space for washing machine and tumble dryer. Velux roof light. Slate flooring.

WC

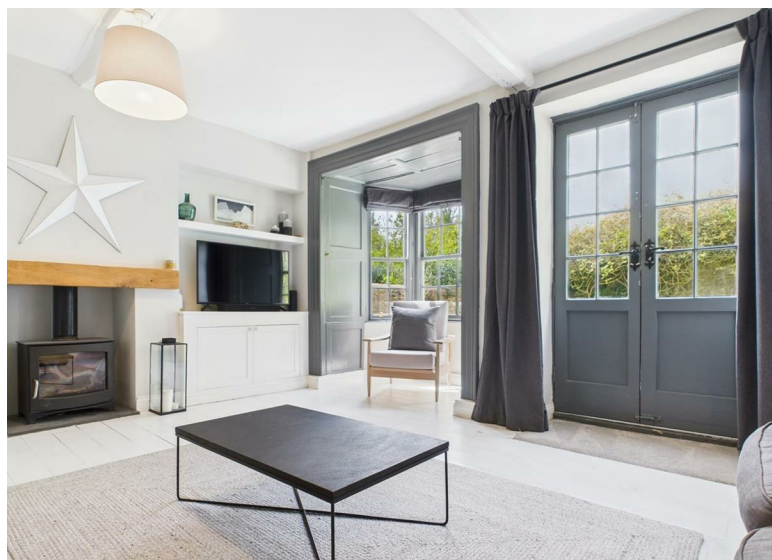
With low level WC and wash hand basin. Slate flooring.

LOWER GROUND FLOOR

DRAWING ROOM

5.80m x 4.15m (19'0" x 13'7")

A beautifully proportioned character room with many original period features to include; fireplace with wood burning stove, deep bay window to front elevation with French doors to garden. Stairs to :-



FIRST FLOOR STAIRS AND LANDING

Access to roof space.

PRINCIPAL BEDROOM

4.12m x 3.83m (13'6" x 12'6")

With two windows to side elevation, both shuttered. Extensive range of built-in wardrobes. Door to :-

EN-SUITE SHOWER ROOM

Tastefully updated with step in shower, low level WC and wash hand basin, all finished to a contemporary style.

BEDROOM 2

4.89m x 3.53m (16'0" x 11'6")

A most attractive principal guest room with window towards the river with pleasant views.

