



## DIRECTIONS

From our Chepstow office proceed to the Racecourse roundabout taking the Monmouth Road. Continue through the village of Itton continuing to the village of Devauden, passing the village green on your right. Take the next left into Wesley Way, where you will find the driveway into Welsey House immediately on your right.

## SERVICES

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

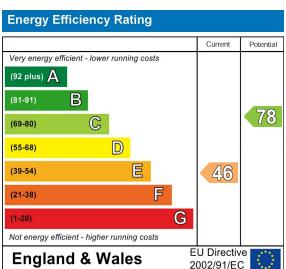
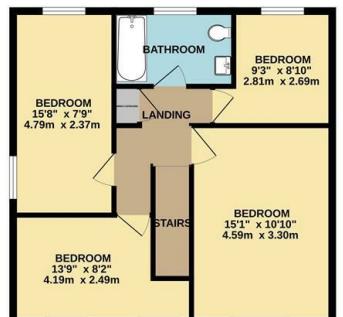
Council Tax Band G.

## TENURE - FREEHOLD

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

GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.

1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1417 sq.ft. (131.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for guidance only and should not be relied upon for carpets and furnishings. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with MyFloorPlans.com

### 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.



## WESLEY HOUSE DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6PE



£515,000

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

Occupying a prominent position within the desirable village of Devauden, perfectly situated between the market towns of Chepstow and Monmouth, Wesley House comprises an attractive detached residence affording generous wrap-around gardens and deceptively spacious living accommodation to suit a variety of markets. The well-planned layout briefly comprises to the ground floor; entrance hall, dual-aspect dining room with feature wood burner, contemporary kitchen/breakfast room with rear porch off, well-proportioned lounge with wood burner, third reception room/garden room, utility and shower room. The first floor offers four bedrooms (three doubles) as well as a stylish family bathroom. Further benefits include an extensive private gated driveway, beautiful mature gardens perfect for the growing family, keen garden enthusiast and dining/entertaining with friends; furthermore, the views to the rear over surrounding countryside are spectacular.

Being situated in Devauden a number of facilities are close at hand in nearby Chepstow and Shirenewton to include primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

With feature quarry tiled floor. Staircase to first floor.

### DINING ROOM

**3.63m x 3.28m (11'11" x 10'9")**

A formal dining room with feature free standing wood burner. Sash window to front and window to side. Quarry tiled floor.

### INNER HALL

Useful storage cupboard.

### LOUNGE

**4.60m x 3.30m (15'1" x 10'10")**

A formal sitting room with a large window to the front aspect. Feature freestanding wood burner on a slate hearth. Door to: -

### SUN ROOM

**4.09m x 2.97m (13'5" x 9'9")**

Currently utilised as a playroom but could make an ideal sitting area enjoying views over the wrap around gardens. French doors lead out to the terrace.

### KITCHEN/BREAKFAST ROOM

**5.38m x 3.10m (17'8" x 10'2")**

Appointed with an extensive range of contemporary fitted handleless wall and base kitchen units with solid granite worktop over and splashbacks. Single sink with mixer tap. Integrated appliances to include four ring induction hob with extractor hood over, eye level large electric oven and separate grill, dishwasher and space for an under counter fridge/freezer if required. Windows to the rear aspect and side. Feature tiled quarry flooring. Door to: -



## REAR LOBBY/PORCH

With door to rear and window to side. Tiled floor.

## UTILITY ROOM

With plenty of storage facility. Space and plumbing for white goods. Leading to: -

## SHOWER ROOM

Comprising walk-in shower cubicle with tiled surround and mains fed shower unit, low-level WC and wall-mounted wash hand basin. Quarry tiled floor. Frosted window to side aspect. Worcester Bosch oil boiler.

## FIRST FLOOR STAIRS AND LANDING

Spacious bright and airy landing with large loft hatch and built-in airing cupboard with inset shelving.

## PRINCIPAL BEDROOM

**4.60m x 3.30m (15'1" x 10'10")**

Provides a really well proportioned generous principal bedroom enjoying a dual aspect to the front and the side.

## BEDROOM 2

**4.78m x 2.36m (15'8" x 7'9")**

Good sized double bedroom enjoying a dual aspect to the side and the rear with fantastic views over the surrounding countryside.

## BEDROOM 3

**4.19m x 2.49m (13'9" x 8'2")**

A double bedroom with two windows to the front elevation.



## BEDROOM 4

**2.82m x 2.69m (9'3" x 8'10")**

A good size single bedroom with window to the rear aspect with fantastic views over rolling hills beyond.

## FAMILY BATHROOM

A modern neutral suite to include P-shaped panelled bath with mains fed shower to include waterfall shower head and separate handheld attachment along with glass shower screen, low-level WC and wash hand basin inset to vanity unit. Tiled splashbacks and feature mosaic tiled floor. Frosted window to the rear elevation.

## GARDENS

The property is approached via double wooden gates that lead to a private driveway providing parking for at least two vehicles. There is a useful wooden shed perfect for storage as well as a log store housing the newly installed oil tank. The gardens are both level and mature and wrap around the property to the side and the front comprising a low-maintenance area laid to stones with attractive flower beds and greenhouse. There is an area laid to lawn bordered by a range of mature plants, shrubs and hedgerow. To the side of the property there is an attractive paved terrace area. To the front of the property there are further private gardens mainly laid to lawn with an abundance of mature plants, shrubs and trees with hedgerow boundary to the front. The rear garden is south-westerly facing and will no doubt enjoy the sunshine.

## SERVICES

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