



The Brooklands
Shirenewton | Chepstow | Monmouthshire | NP16 6BU

STEP INSIDE

The Brooklands enjoys a tranquil yet highly accessible position in the sought-after village of Shirenewton. This charming village offers a unique blend of historic character, idyllic views, and a welcoming village atmosphere. Surrounded by rolling countryside and picturesque walking trails, the setting is perfect for those seeking a peaceful rural lifestyle without sacrificing convenience.

Excellent transport links include easy access to the M48 motorway, offering swift connections to Chepstow, Newport, and Cardiff, while nearby rail services provide direct routes to Bristol, Cardiff, and London.

Step inside The Brooklands and you are immediately welcomed by a sense of warmth, character, and timeless elegance. The entrance hall, with its exposed wooden floorboards and period staircase, sets the tone for what lies beyond, an interior that beautifully blends historic charm with thoughtful restoration.

The home offers a superb selection of reception spaces, each brimming with original features. The sitting room is a cosy retreat, enjoying dual-aspect windows with views across the surrounding countryside, and a striking exposed stone wall that houses a gas stove, perfect for quiet evenings in. The living room mirrors this charm with triple-aspect windows, a second gas stove, and beautifully preserved built-in glass-fronted shelving.

At the heart of the home lies the kitchen/breakfast room, full of farmhouse character. A classic Welsh dresser, honed granite work surfaces, and a traditional gas-fired Aga lend a warm, rustic feel, while the open-plan layout into the dining room. Complete with stained-glass details, makes it ideal for relaxed family meals or elegant entertaining.

The property also offers superb flexibility, with a lower ground floor suite currently used as a sitting room but easily repurposed as a guest or principal bedroom. With its full-height ceiling, stained-glass features, and log-burning stove, this space is as atmospheric as it is versatile. Adding the benefit of a shower room.

Upstairs, the charm continues across three well-proportioned bedrooms, each with period features such as original fireplaces and timber floors. The family bathroom is particularly impressive, boasting a claw-foot roll-top bath, classic fittings, and heritage styling.

Throughout the home, natural materials, original features, and a softly layered colour palette enhance its historical integrity while offering comfort and understated luxury.









SELLER INSIGHT

“When we first set eyes on The Brooklands, the timeless charm of this traditional Welsh stone-built longhouse drew us in instantly. Perched on the edge of a welcoming village, it offers the best of both worlds – a peaceful countryside retreat with easy footpath access to the heart of the village and its excellent primary and infant school, as well as lanes and trails leading through some of the area’s most beautiful landscapes.

“We have lived here for 43 years. When we arrived, The Brooklands needed complete renovation, and we embraced the challenge. Over the years, we have incorporated a small barn into the main house and created the kitchen-diner-living space that has become the heart of our home. The rooms flow seamlessly from one to another, allowing the house to feel open and spacious or cosy and intimate, depending on the occasion.

“The land has been as much a joy as the house itself. Three acres of gardens and mature woodland wrap around us, with a further five-acre field overlooking the property. The front lawn leads to an orchard and shrubbery, while a trout brook meanders through part of the grounds, lending its gentle music to the air. In spring, the woodland floor becomes a carpet of bluebells and wildflowers, alive with birdsong.

“Despite the tranquillity of the rural setting, we have never felt isolated. Chepstow is less than ten minutes away, with motorway and rail links to Newport, Bristol, and Cardiff. We have commuted with ease, yet always returned to our own private haven.

“We will miss this place deeply – the garden, the wildlife, the sense of space and belonging. The Brooklands has been more than a home; it has been our sanctuary. Now, it is ready for someone new to fall in love with it.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

The grounds of The Brooklands are every inch as enchanting as the home itself, offering a rare combination of historic outbuildings, carefully tended gardens, and exceptional natural beauty.

A two-storey stone-built barn, rich with character and potential, stands adjacent to the main house, complete with an adjoining covered area ideal for use as a garage or storage, making it a highly versatile addition to the property. Beneath the main house lies a further utility room and wine cellar, adding a practical space

To the front, a beautifully maintained lawned garden is framed by vibrant rockeries, flower beds, and mature shrubs, creating an inviting and colourful first impression. From here, the views stretch out across rolling open countryside, offering an ever-changing rural backdrop.

To the rear, a mature orchard bursts with fruit trees, while to the side, a shrubbery rich with established planting, including an impressive collection of rhododendrons gently guides you toward the gravelled parking and turning area, providing ample space for parking.

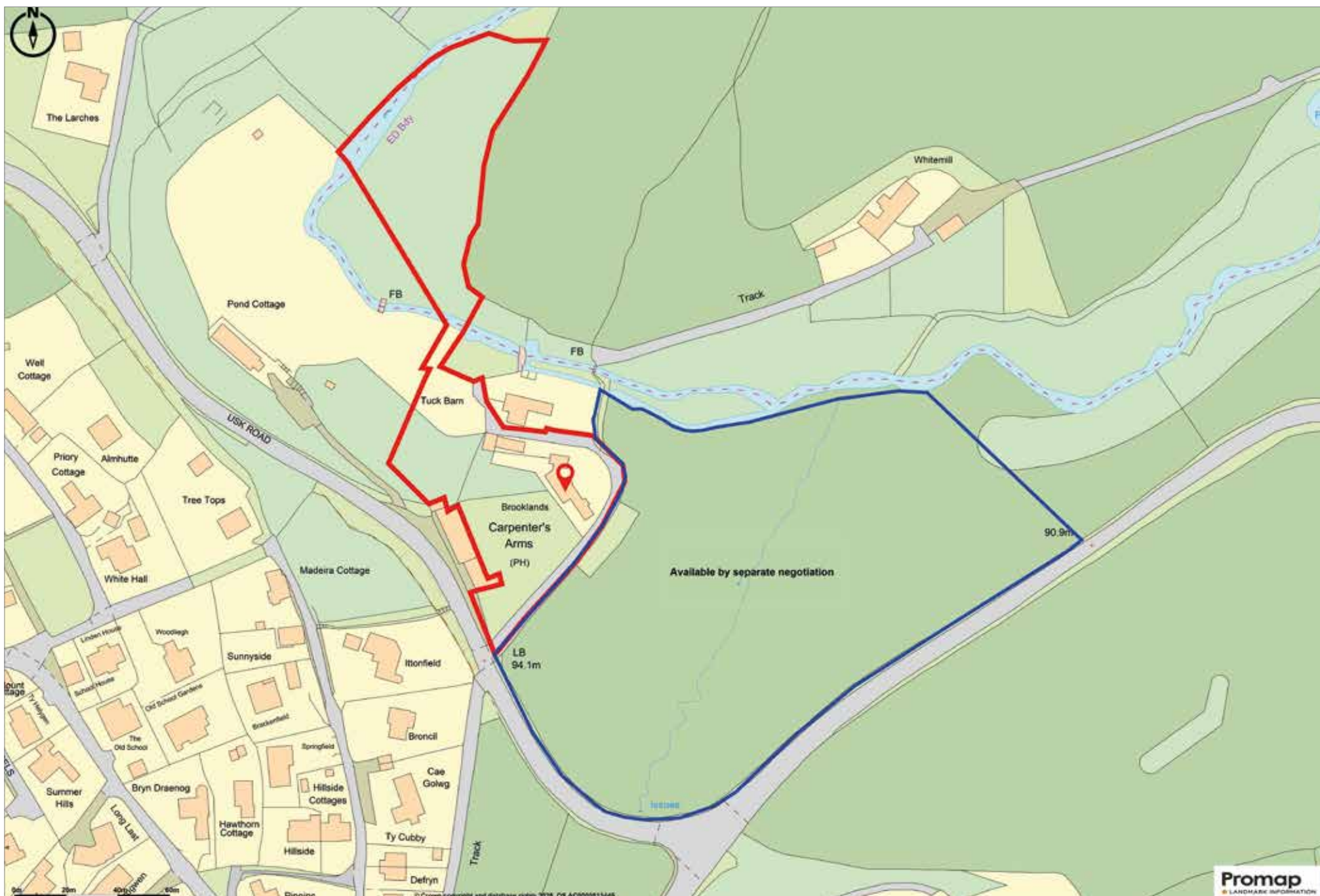
Beyond the formal gardens lies a truly special natural haven. Mature deciduous woodland wraps around the property and extends across Mounton Brook, where a trout stream meanders through a landscape alive with wildflowers, bluebells in spring, and a diversity of birdlife, including the charming Dipper and elusive Kingfisher. A small natural cave, nestled within the woodland, serves as a protected bat roost, enhancing the ecological richness of the area.

This remarkable outdoor setting offers a unique opportunity to immerse oneself in nature—whether enjoying peaceful walks beneath the tree canopy, foraging in the orchard, or simply sitting quietly by the stream listening to birdsong. For nature lovers, gardeners, and those seeking sanctuary in the countryside, The Brooklands delivers an exceptional and truly tranquil environment.

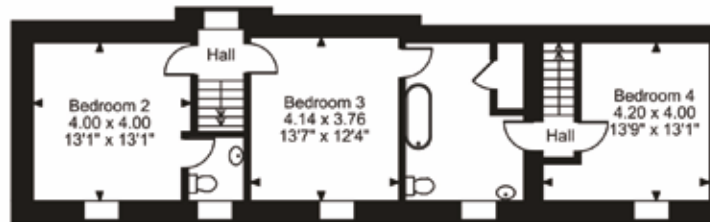
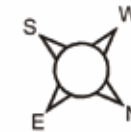
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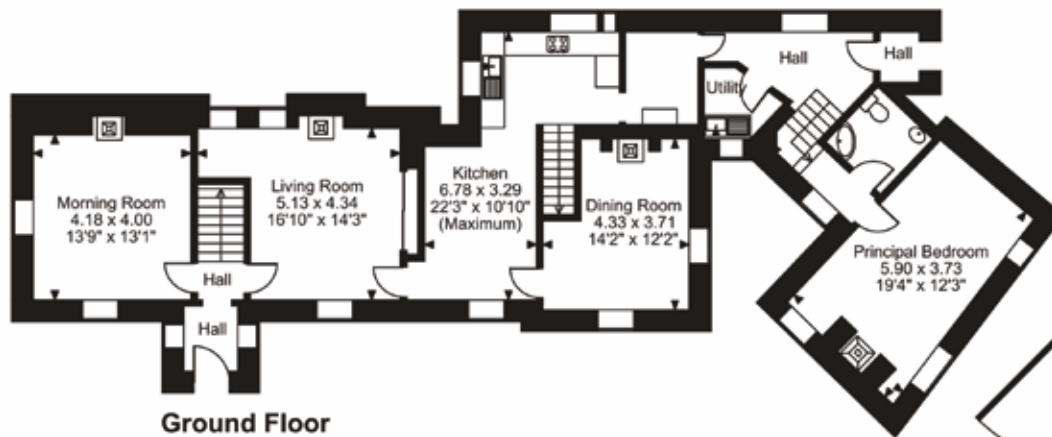




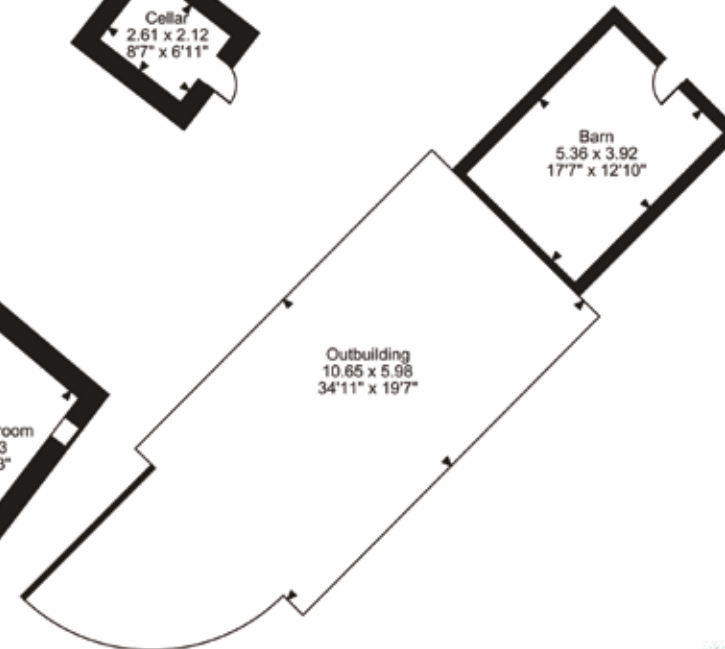
The Brooklands, Shirenewton, Chepstow
Approximate Gross Internal Area
Main House = 2149 Sq Ft/200 Sq M
Storage = 226 Sq Ft/21 Sq M
Outbuilding external area = 686 Sq Ft/64 Sq M
Total = 2375 Sq Ft/221 Sq M



First Floor



Ground Floor

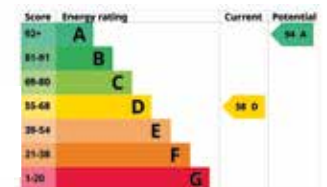


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