DIRECTIONS

From our Chepstow office proceed over the old Wye Bridge turning left onto Coleford Road. Proceed along this road without deviation for approximately 2.5 miles, where you will see the turning on your right to Boughspring. Turn right and follow Boughspring Lane without deviating, as the lane drops round to the right-hand side continue straight on and then up to left The Reddings is the first house on your right-hand side.

SERVICES

Mains water and electricity. Septic tank drainage. LPG gas central heating. Owned solar panels.

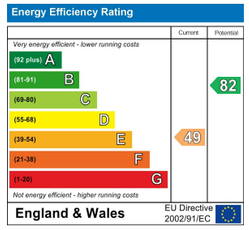
Council Tax Band G.

TENURE - FREEHOLD

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







TOTAL FLOOR AREA : 2459 sq.ft. (228.5 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 as to their operability or efficiency can be given.
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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.



THE REDDINGS, BOUGHSPRING, CHEPSTOW, GLOUCESTERSHIRE, NP16 7JJ

4 2 3 E

GUIDE PRICE £800,000

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

The Reddings comprises a charming period cottage which has been extended and updated within recent years to provide comfortable family accommodation in this very attractive part of Tidenham, just off Boughspring Lane, yet convenient to Chepstow with its attendant range of facilities and road links to the M48/M4 motorway network.

The accommodation briefly offers to the ground floor: entrance hall with cloakroom/WC, stair hallway, attractive living room with separate dining room, well appointed kitchen with large pantry, rear hallway with study, additional reception room and conservatory. To the first floor are four good sized bedrooms, with the principal bedroom benefitting from a well-appointed en-suite, and a family shower room. Outside the house stands in very attractive and well-maintained private gardens, with its own paddock, in total the grounds and gardens occupy approximately 2 acres, with a variety of stone outbuildings. The property also benefits from its own solar panel system with battery storage.

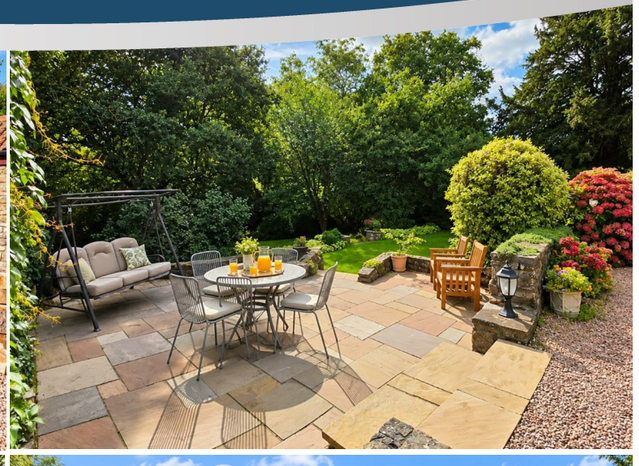


OUTSIDE

GARDENS
The property is approached via a private entrance leading to a gravelled driveway with ample parking and turning space. The formal gardens being laid to lawn with a good variety of trees, shrubs and flowering borders. Adjacent to the house are two useful stone storerooms. Rear garden with small orchard area. The paddock leads off the rear garden with disused outbuilding.

SERVICES
Mains water and electricity. Septic tank drainage. LPG gas central heating. Owned solar panels.







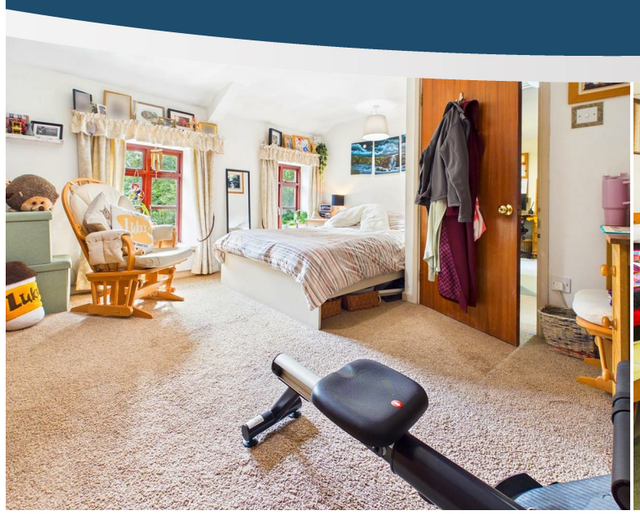


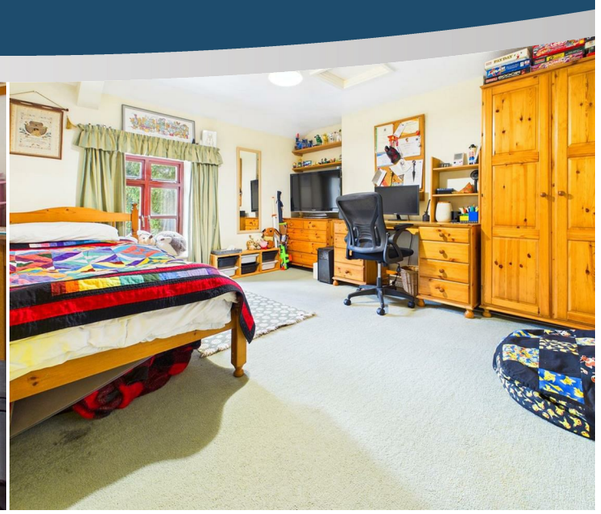
BEDROOM 2
A double bedroom with two windows to front elevation.

BEDROOM 3
A double bedroom with window to front elevation. Loft access point

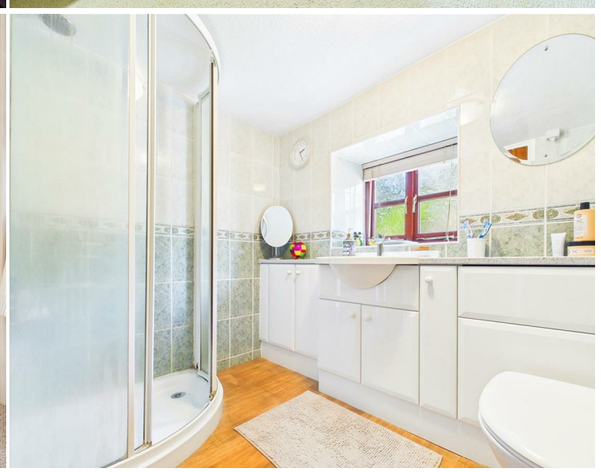
BEDROOM 4
A pretty room with dual aspect windows to front and side elevations. Built-in cupboard.

SHOWER ROOM
Appointed with a three-piece suite comprising step-in shower cubicle, low-level WC and wash hand basin inset to vanity storage unit. Window to rear elevation. Fully tiled walls.









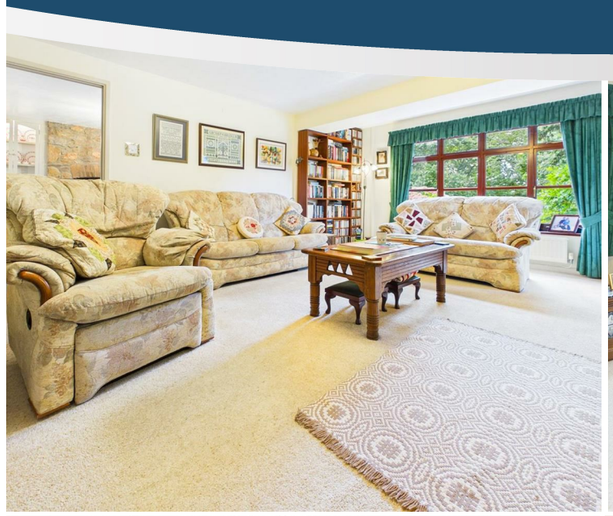
GROUND FLOOR

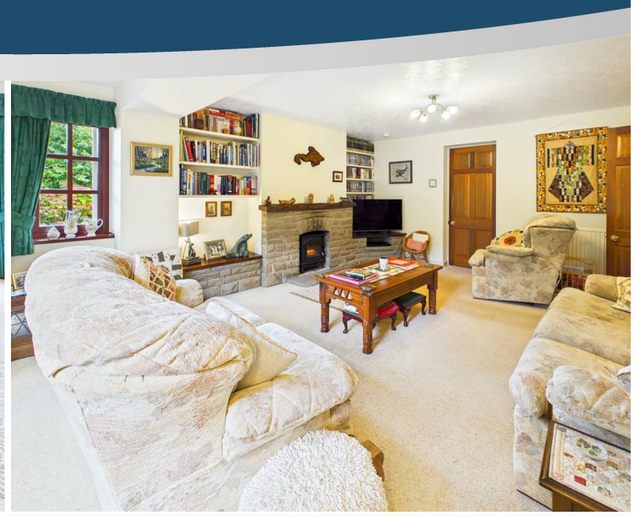
ENTRANCE HALL
With door to front elevation and window to side.

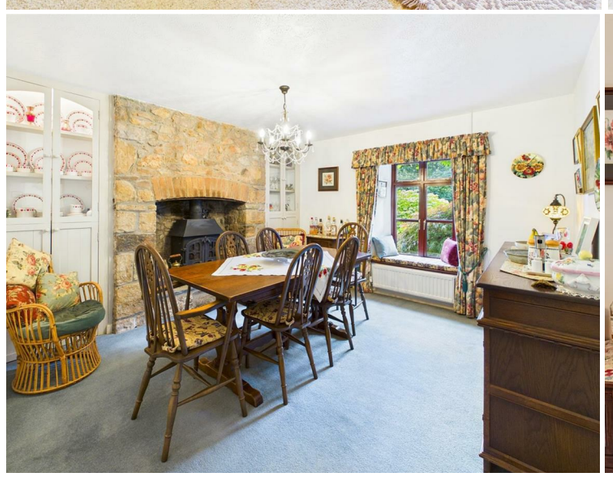
CLOAKROOM/WC
With low level WC and wash hand basin inset to vanity storage unit. Window to rear elevation.

STAIR HALLWAY
With window to rear elevation and stairs to first floor.

LIVING ROOM
5.26m x 4.39m (17'3" x 14'5")
An attractive and spacious reception room with windows to front and side elevations. Exposed stone fireplace with inset wood burner.









DINING ROOM
3.86m x 3.33m (12'8" x 10'11")
A charming formal dining room with window to front elevation. Attractive stone fire surround with inset wood burning stove. Built-in china display cabinets.

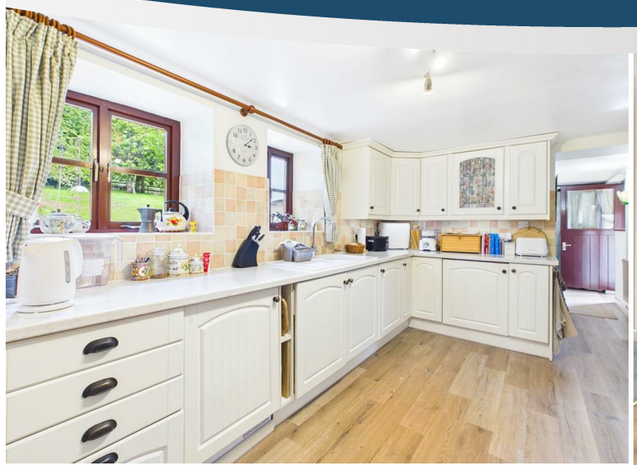
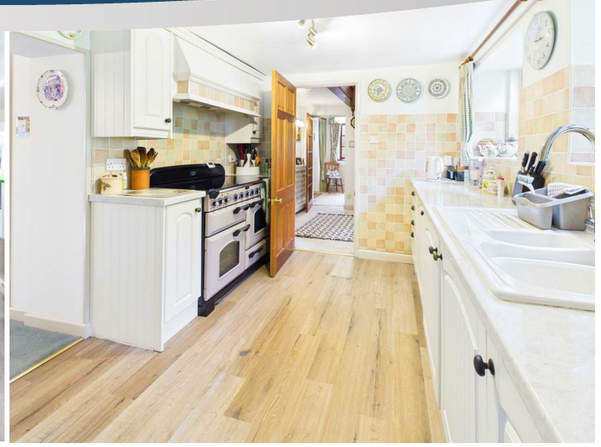
KITCHEN
7.62m x 2.69m (25'55" x 8'10")
Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Range cooker with concealed extractor over. Integrated washing machine, fridge and tumble dryer. One and a half bowl and drainer sink unit. A large and useful walk-in pantry area. Two windows to rear elevation.

REAR HALLWAY
With door to rear elevation.

STUDY
1.88m x 1.70m (6'2" x 5'7")
With window to side elevation.

FAMILY ROOM/BEDROOM 5
4.04m x 3.76m (13'3" x 12'4")
A versatile room with windows to rear elevation and French doors to:-

CONSERVATORY
4.04m 2.51m (13'3" 8'3")
With views of the garden and French doors to the sun terrace.



FIRST FLOOR STAIRS AND LANDING
With window to side elevation

BEDROOM 1
A spacious double bedroom with an extensive range of built-in wardrobes and drawers. Two windows to side elevation. Door to :-

EN-SUITE BATHROOM
Appointed with a three-piece suite to include panelled bath with shower over, vanity wash hand basin and low-level WC inset to storage unit. Window to rear elevation.

