SHIRENEWTON

Guide price **£585,000**

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9 HOME FARM COURT

Shirenewton, Chepstow, Monmouthshire NP16 6RL

Fabulous 4-bed attached stone-built property
Modern family kitchen diner
Situated in approx 8 acres of communal grounds with far-reaching views

This stunning attached stone-built cottage offers approximately 2,217 sq ft of spacious, versatile living accommodation. Situated within a prestigious, gated private development comprising ten exclusive homes on the outskirts of the charming village of Shirenewton - home to a local public house and primary school - the property is set amidst approximately 8 acres of beautifully landscaped communal parkland, surrounded by breathtaking countryside. The views extend towards the River Severn in the distance, accessed via a long, enchanting driveway leading to secure electric gates.

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KEY FEATURES

- 4-bed attached charming property
- Far-reaching views from the property
- Private front garden
- Double garage and parking
- Select gated development on the fringe of Shirenewton

STEP INSIDE

Inside, the property welcomes you into an inner hall featuring glass double doors that flood the space with natural light, creating a warm and inviting atmosphere - ideal for family living and for removing coats and boots upon arrival.

The spacious reception hall, with elegant limestone flooring, blends practicality with modern style, fostering a bright and airy feel throughout.

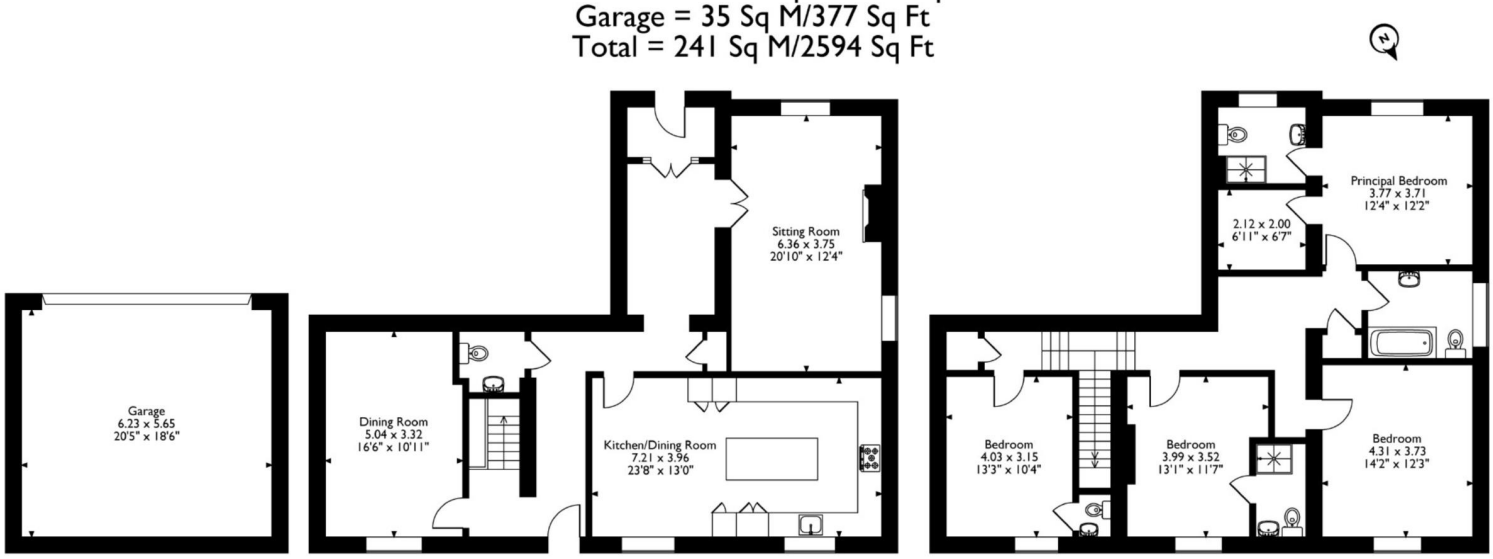
Notably, the high grand ceilings emphasise the sense of space and character, preserved from the property's conversion, complemented by charming features such as flagstone flooring and a wide staircase leading to the first floor.

The ground floor also benefits from a very handy WC positioned conveniently under the stairs.

The accommodation extends to approximately 2,217 sq ft and includes a formal dining room, perfect for entertaining guests.

The modern, well-appointed kitchen offers ample worktop space for culinary pursuits, combining functionality with contemporary design.

Approximate Gross Internal Area
Main House = 206 Sq M/2217 Sq Ft
Garage = 35 Sq M/377 Sq Ft
Total = 241 Sq M/2594 Sq Ft



Ground Floor First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, four double bedrooms serve as peaceful retreats for each family member.

The master suite benefits from its own en-suite shower room, while two of the additional bedrooms also feature an en-suite shower room and en-suite wc consecutively, and the remaining bedroom is complemented by a family bathroom.

All rooms offer pleasant views of the surrounding outdoors, enhancing the seamless indoor-outdoor connection.

STEP OUTSIDE

The outdoor areas of this property are a captivating feature, seamlessly blending a charming cottage garden with a lush grassed area, lavender, and roses that create a pleasant and tranquil setting for relaxation and leisure. A main communal patio at the rear of the property provides an ideal space for summer gatherings, perfect for al fresco dining, weekend barbecues with family, friends, or neighbours.

Wander through the garden to discover the focal fountain, which draws attention amid elegantly trimmed hedges and gravel pathways. The thoughtfully designed landscape combines areas to sit and reflect on the charming details of this property, inviting exploration and enjoyment in the communal and beautiful outdoor area.

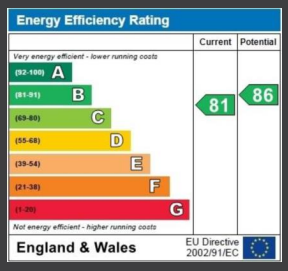
AGENTS NOTE:
The property also benefits from ample parking and a DOUBLE GARAGE in a block with electronic doors.
There is also an annual Management The property also benefits from ample parking and a DOUBLE GARAGE in a block with electronic doors.
There is also an annual Management Charge, currently £1,6800 per annum (£140 per month) to cover maintenance of the communal areas, grass cutting, communal water and electricity, as well as 3rd party indemnity insurance for the private land, and sewerage costs to empty the septic tanks, etc.

INFORMATION

Postcode: NP16 6RL
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Private
EPC: B

DIRECTIONS

On leaving Chepstow, take the A48 heading for Crick, which is approximately 4 miles, passing Marriott St Pierre Golf & Country Club on your left. Continuing on the A48 to Crick and turning right, signposted Shirenewton. Continue for approximately 2½ miles and the entrance to Home Farm is located on your left-hand side, clearly signposted, on a green billboard.



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