



 **peter
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Orchid Meadow, Pwllmeyric Chepstow

offers over £635,000

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About the property

This exceptional detached family residence presents a rare opportunity to acquire an elegantly appointed and generously proportioned home, with further potential for enhancement if desired. Set within a highly sought-after location, the property offers well-balanced and versatile accommodation throughout.

The ground floor is entered via a new composite front door with glazed side panels, opening into an impressive reception hall with downstairs storage. The well-designed kitchen/breakfast room benefits from plumbing for both a dishwasher and washing machine, while the formal dining room provides an ideal setting for entertaining. A spacious living room flows seamlessly into a bright conservatory, creating an inviting space for relaxation. A dedicated study with Internet connectivity and a well-positioned cloakroom completes the ground floor accommodation.

On the first floor, the principal bedroom features fitted dressing table & drawers, fitted wardrobe and a contemporary en-suite shower room. Three further bedrooms (also have fitted wardrobes) and a family bathroom provide comfortable living space

Externally, the property is complemented by beautifully landscaped mature gardens to the front and rear. A generous rear terrace offers an excellent area for outdoor dining and entertaining, accompanied by an additional patio at the top of the garden. The home further benefits from a detached double garage and a private driveway with parking for up to four vehicles.

Accommodation

Location

Orchid Meadow forms part of an exclusive development in the picturesque hamlet of Pwllmeyric, within easy walking distance of both Mathern village and the historic market town of Chepstow. Mathern provides a selection of local amenities including a village hall, nursery, and traditional public house, while Chepstow offers an excellent range of shops, cafés, bars, and restaurants.

Ideally located for commuters, Pwllmeyric enjoys convenient access to local bus and rail links, as well as the national motorway network.

Hallway

The updated double-glazed composite front door opens to the hallway with doors to WC, study, downstairs storage cupboard, living room, dining room, and kitchen. Radiator for heating (thermostatic control).

Study

10' 4" x 7' 5" (3.15m x 2.26m)
Featuring a UPVC double-glazed window to the front elevation, this versatile room enjoys excellent natural light. Finished with wood-effect laminate flooring and a central heating radiator (thermostatic control). it provides an ideal space for use as a home office or study area (*Vendor advised* Internet connection & broadband connected HIVE Hub).

Lounge

17' 7" x 13' 1" (5.36m x 3.99m)





The room features double-glazed patio doors providing access to the conservatory, along with a UPVC double-glazed window to the rear elevation overlooking the garden. Heating is provided by two radiators (thermostatic controls), and there is a feature fireplace with an inset gas fire, creating a focal point within the space.

Dining Room

12' x 9' (3.66m x 2.74m)

UPVC double glazed window to rear elevation. Radiator for heating (thermostatic control).

Kitchen

18' 10" x 8' 9" (5.74m x 2.67m)

The kitchen is fitted with a comprehensive range of original base and wall units complemented by laminate work surfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer. Integrated appliances include a double oven, 4-ring gas hob, with designated space provided for a fridge-freezer. Additional features comprise tiled splashbacks, a breakfast bar, and plumbing for a dishwasher and washing machine. The wall mounted Baxi gas boiler (& HIVE hub control for gas boiler system) is neatly positioned within the room. Natural light is provided by UPVC double-glazed windows to the front and rear elevations, with an opaque UPVC door giving access to the side. The floor is



finished with a vinyl covering. Radiator for heating (thermostatic control).

Agents Note - *vendor Advised*

The kitchen and dining room are conveniently positioned adjacent to one another, offering the potential to remove the dividing wall and create a spacious open-plan living area (subject to the necessary consents). In addition, the property benefits from a generously proportioned rear garden, providing ample scope for extension if additional accommodation is desired. Prospective purchasers should note that any alterations or extensions may require planning permission and compliance with building regulations. We recommend seeking advice from the local planning authority and building control to confirm the feasibility of any proposed works prior to commencement.

Wc

Comprising close coupled WC, wash hand basin. Ceramic tile flooring. Opaque UPVC double glazed window to front. Radiator.

Conservatory

A delightful timber-framed original Amdega conservatory offering a bright and airy space, perfect



for relaxing or entertaining, with French doors opening onto the rear garden. The room is complemented by stylish ceramic tiled flooring.

First Floor Landing

Doors to bedrooms, airing cupboard (including separate hot-water tank fed by gas central heating, also features an electric immersion heating element as a back-up), storage cupboard and bathroom. UPVC double glazed window to front elevation. Radiator for heating (thermostatic control).

Principle Bedroom

12' 9" x 11' 9" (3.89m x 3.58m)

A well-appointed bedroom featuring UPVC double-glazed windows to the rear, offering pleasant views over the garden. The room includes an excellent range of fitted furniture comprising wardrobes, cupboards, a dressing table, and additional storage units, fitted wardrobe. Radiator for heating (thermostatic control).

Ensuite

Comprising shower cubicle, close coupled WC, and wash hand basin. Opaque UPVC double glazed window to front. Radiator (thermostatic control).



Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)
UPVC double glazed window to rear elevation, offering pleasant views over the garden. Fitted wardrobes, Radiator (thermostatic control)

Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m)
UPVC double glazed window to rear elevation. Fitted wardrobes. Radiator (thermostatic control).

Bedroom Four

10' 5" x 7' 10" (3.17m x 2.39m)
UPVC double glazed window to front elevation with pleasant views over surrounding area. Fitted wardrobes. Radiator (thermostatic control).

Bathroom

Comprising bath with electric shower over, close coupled WC, bidet, and wash hand basin. Opaque UPVC double glazed window to front, Tiled splashbacks. Radiator (thermostatic control).

Outside



The property is introduced by an elegantly landscaped front garden & flight of steps, meticulously maintained and featuring a manicured lawn bordered by richly stocked flower beds and an array of mature shrubs and specimen trees, creating an inviting first impression. To the rear, the superb south-east facing garden provides a tranquil and private retreat, enjoying abundant natural light throughout the day. A generous terrace offers an ideal setting for alfresco dining and summer entertaining, while a further patio seating area at the top of rear of the garden provides the perfect vantage point to savour the last of the evening sun. The garden itself has been thoughtfully designed and beautifully landscaped, showcasing a harmonious blend of flowering borders, established planting, and mature trees and hedging. The boundaries are defined by a combination of fencing and dense greenery, ensuring both privacy and a sense of refined seclusion.

Front

Landscaped gardens with driveway leading to garage. Area laid to lawn, Steps & path to front & side doors (with PIR controlled lighting).

Double Garage & Driveway



The property benefits from a substantial detached double garage, fitted with twin up-and-over doors and equipped with power points (can be used for: freezer & tumble dryer) and LED strip lighting, providing both functionality and convenience. To the front, there is generous off-road parking, comfortably accommodating up to four standard-size vehicles.



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