



ST ARVANS

Guide price **£595,000**



THE OLD VICARAGE

St. Arvans, Chepstow, Monmouthshire NP16 6EY



3/4 bed detached period property with much potential
Rear garden and side garden with ample parking
Wonderful opportunity to develop



Discover the charm of The Old Vicarage, an inviting period property nestled in the picturesque village of St. Arvans, Chepstow that has been in the same family for the last 63 years. This elegant detached home features three generously proportioned bedrooms and five versatile reception rooms, providing ample space for comfortable living and entertaining. Set on a private plot of approximately 0.31 acres, the property is surrounded by a beautifully maintained garden, boasting lush grassy areas and mature hedges that enhance its secluded feel.

Blending traditional architecture with modern touches, The Old Vicarage showcases classic design elements, including large windows that flood the interiors with natural light. The home's timeless appeal is complemented by contemporary functionality, making it a perfect sanctuary for family life. Located in the heart of St. Arvans, residents enjoy the idyllic rural setting alongside convenient access to local amenities such as schools, shops, and scenic walking trails - ideal for families, outdoor enthusiasts, and those seeking a peaceful yet connected lifestyle.



Guide price
£595,000



KEY FEATURES

- 3/4-bed detached period property
- Flexible living accommodation
- In the most desirable village of St Arvans
- Sizeable garden
- Parking for several vehicles and outhouse
- No upper chain



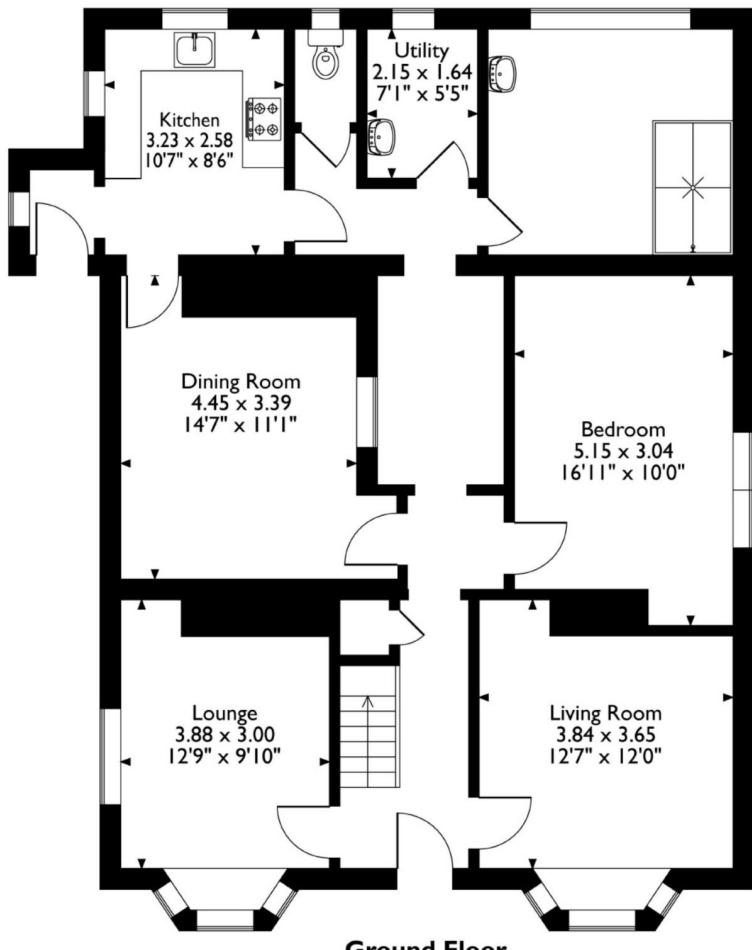
STEP INSIDE



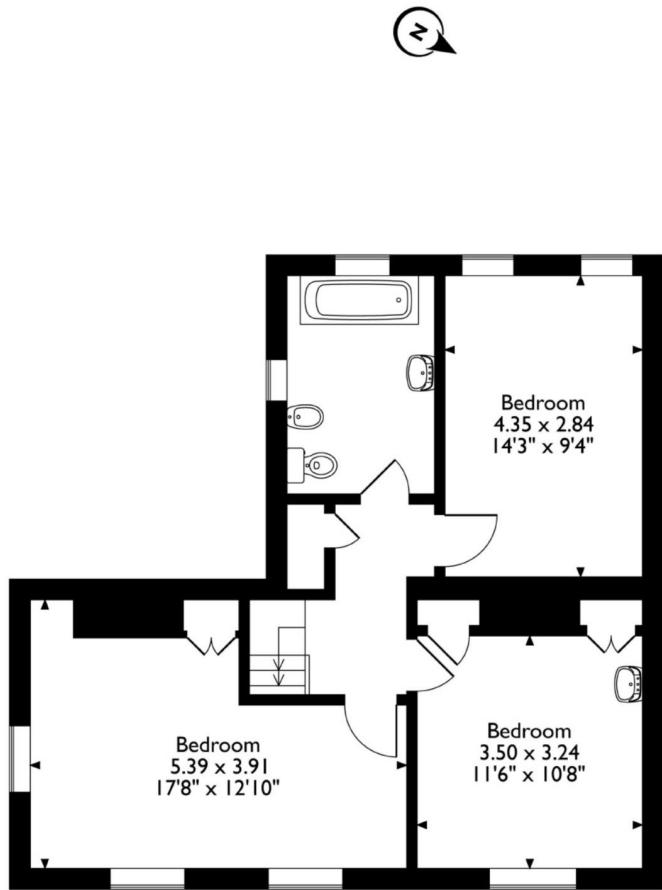
Inside The Old Vicarage, period features blend seamlessly with comfortable living. The three spacious bedrooms offer ample flexibility, with large windows flooding the rooms with natural light and creating bright, airy environments. The reception rooms strike a perfect balance between cosy and spacious, making them ideal for quiet evenings or entertaining guests.

The modern kitchen is thoughtfully equipped with traditional cabinetry and generous worktop space, ensuring practicality for everyday living. Large windows overlook the garden, providing delightful views and a cheerful atmosphere for cooking, complemented by the adjacent breakfast room.

Approximate Gross Internal Area 167 Sq M/1797 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.

The property also features additional reception rooms on the ground floor, along with a separate utility area and WC.

An extra versatile ground-floor room combines a shower area with space for exercise equipment.

The compact yet well-appointed bathroom includes essential fittings, and there is an additional WC on the ground floor to enhance practicality.

Overall, The Old Vicarage offers a charming and comfortable interior with plenty of potential for new owners to personalise and create their dream home.

STEP OUTSIDE



The external space at The Old Vicarage enhances its appeal, offering a manageable garden that beautifully complements the home's traditional character. Lush grassy areas invite outdoor activities and relaxation, while mature hedges and trees provide a sense of seclusion and natural beauty that wrap around the property. The garden offers ample space for gardening or simply enjoying the outdoors. The outhouse is included for practical storage at the start of the drive, with plenty of parking for several vehicles adding functionality to this charming property.

INFORMATION

Postcode: NP16 6EY
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Mains
EPC: TBC





DIRECTIONS

From Chepstow, take the A466 road past Chepstow Racecourse (on your right) to the village of St Arvans. At the sharp right-hand bend, turn left into St Arvans village, at the fountain. Proceed along the Devauden Road for approximately 100 yards, and take the 2nd left turn into Grange Road. The drive leading to The Old Vicarage is to be found immediately on the right.



30 High Street, Chepstow, NP16 5LJ

01291 626262

chepstow@archerandco.com

www.archerandco.com

 **ARCHER**
& Co

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.