



# CATBROOK

Guide price **£545,000**



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# OAK GROVE

Back Road, Catbrook, Chepstow, Monmouthshire NP16 6NA



4 bedroom modern detached bungalow  
Spacious Family kitchen  
Plenty of parking for several vehicles and a detached garage

Nestled peacefully in a village above the stunning Wye Valley, the charming village of Catbrook offers a tranquil retreat between Monmouth and Chepstow. Its neighbouring historic village of Tintern boasts an array of exceptional pubs and restaurants, perfect for leisurely visits. Renowned for its outstanding natural beauty, the Wye Valley provides a diverse range of outdoor pursuits, making it ideal for outdoor enthusiasts. The nearby towns of Chepstow and Monmouth feature vibrant high streets with an eclectic mix of bespoke shops and well-known retailers. The area is also well-served by highly regarded primary and secondary schools. Excellent road connections via Chepstow link to the M48, providing easy access to Newport, Cardiff, the Severn Bridge, Bristol, and beyond.



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£545,000



### KEY FEATURES

- 4-bed detached Bungalow
- In the most desirable village of Catbrook
- Great single-level living
- Double Garage
- Parking for several vehicles



# STEP INSIDE

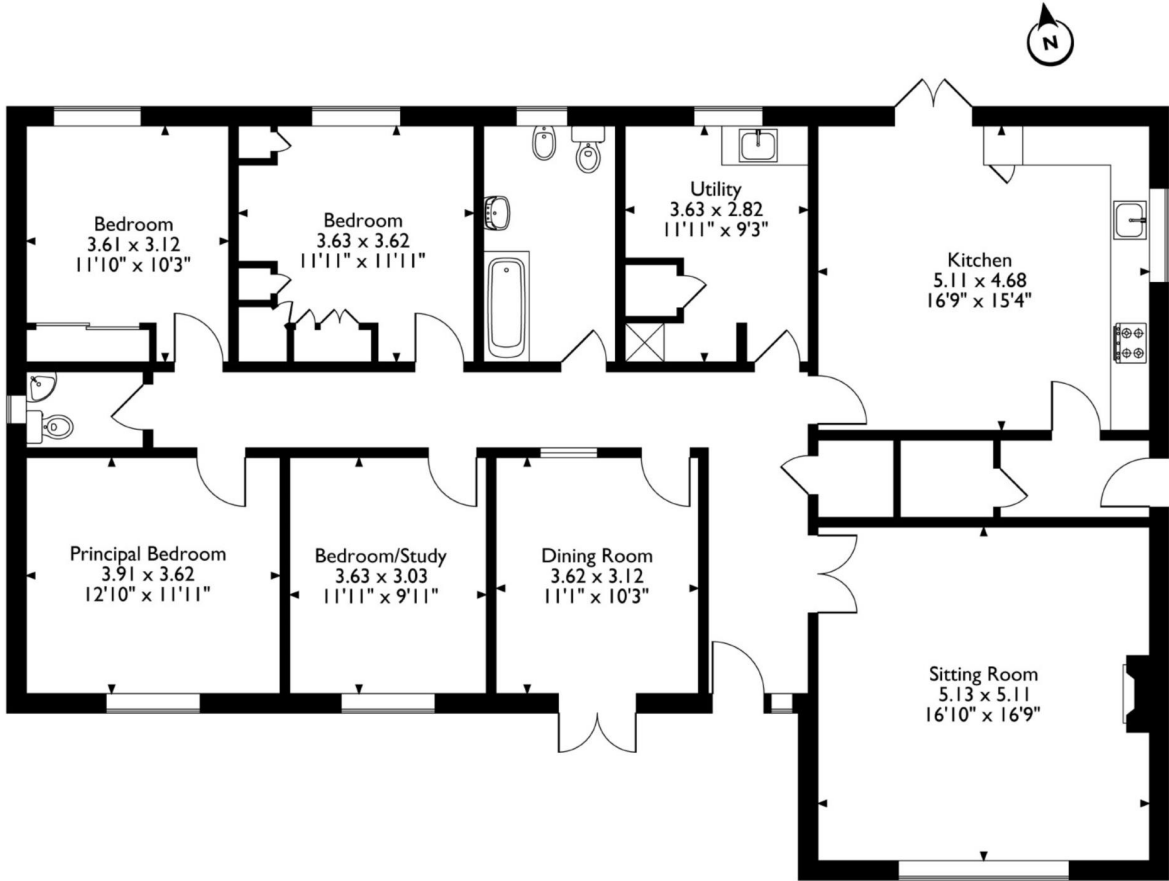


As you step into the property, you will notice the lovely, welcoming, light-filled hallway that leads through to the spacious lounge.

The lounge features a charming wood burner and a large picture window that looks out towards the lane.

The kitchen at the rear includes modern cabinetry, plenty of wall units, and spacious worktop areas. It is of a good size and offers ample room for a family breakfast table. French doors from the kitchen open to the rear garden.

Approximate Gross Internal Area  
164 Sq M/1765 Sq Ft



Ground 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.

Moving down the hall, you'll find an excellent sized utility room, a separate WC, a modern and well-equipped family bathroom, and four bedrooms.

The home offers many benefits, especially its single-level living, making it ideal for a variety of lifestyles.

# STEP OUTSIDE



The garden is a very appealing feature of this property. It wraps around the house and offers plenty of space with raised flower beds. The property mainly features a large patio at the rear which allows you to sit and enjoy the open countryside views to the rear of the property., complemented by a spacious driveway and a wonderful double detached garage. The pretty front garden is adorned with mature shrubs, adding to the property's charming appeal.

#### AGENTS NOTE:

The private drainage is shared with the village hall.

## INFORMATION

Postcode: NP16 6NA

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





## DIRECTIONS

Travelling from the Wye Valley route to Monmouth, on leaving Tintern, bear left beside The Wye Valley Hotel signed Catbrook (2 miles). Follow the road uphill for a mile and then turn left for Botany Bay/Catbrook, and continue for a further mile to the junction will be the second lane off to the right. Follow this lane and then you come to the top, and there is a green grassed triangle verge. The property is on the right next to the village hall



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A (92-100)                                  |                         |           |
| B (81-91)                                   |                         |           |
| C (69-80)                                   |                         |           |
| D (55-68)                                   | 63                      | 77        |
| E (39-54)                                   |                         |           |
| F (21-38)                                   |                         |           |
| G (1-20)                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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