

H & H

HOUSE & HOME
PROPERTY AGENTS



Grove Cottage Grange Road

St. Arvans, Chepstow, NP16 6EU

£624,950



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Description

This charming and particularly spacious character home occupies a wonderful position on the outskirts of the village, enjoying a peaceful setting with beautiful private gardens, mature trees and lovely views across the surrounding open countryside.

Originally forming two separate cottages, the property has been brought together to create a versatile and unusually spacious home. The layout lends itself well to multi-generational living, offering plenty of room for a larger family while retaining a number of individual living areas that provide flexibility and privacy.

There is a real sense of character throughout, with a wealth of original features adding warmth and charm. The gardens are a particular highlight, being well established and private, with mature trees and attractive views towards the village church. The church itself is steeped in history, with the chancel believed to date back to around c1300, adding to the special atmosphere of this delightful setting.

On the ground floor, a garden room provides a welcoming entrance and leads through to the central hallway. From here, the accommodation opens into a superb kitchen/dining room, centred around a useful movable island and providing an excellent space for everyday family life and entertaining. There is also a separate utility room, a comfortable living room featuring an exposed stone fireplace and bread oven, together with a further sitting room and study. The study is another particularly characterful room, again benefiting from an exposed stone fireplace and bread oven. A useful porch provides access towards the parking area and garage.

Upstairs, a generous split-level galleried landing leads to four well-proportioned bedrooms. Bedrooms one and four are particularly appealing, both enjoying lovely views across the surrounding open countryside. The first floor is completed by a generous four-piece family bathroom and a separate shower room.

Outside, the property continues to impress. The private established gardens provide a wonderful backdrop to the house, with mature trees, attractive planting and plenty of space to sit and enjoy the peaceful surroundings. There is a driveway providing off-road parking for up to three vehicles, depending on size, together with a garage.

With its fascinating history, wealth of original character, generous accommodation and wonderful private gardens, this is a home that offers something genuinely different. Its flexible layout makes it well suited to multi-generational living, while its position on the edge of the village provides a rare combination of countryside views, privacy and village character. A truly individual home which needs to be seen to be fully appreciated.

St Arvans boasts a local gastro pub, an active church and a vibrant community. Residents can enjoy scenic walks in the nearby Wye Valley, an area of outstanding natural beauty. Just 2 miles away is Chepstow, offering a range of local and national stores, cafes, bars and restaurants. The area is also well-served by junior and comprehensive schools. With convenient bus, rail, and motorway links, so larger towns and cities are easily accessible for commuters.

Garden Room

17'11" x 10'6" (5.472 x 3.210)

Approached via a double glazed door. Wood effect flooring. Two panelled radiators. Two wooden double glazed windows overlooking the garden. Glazed door to hallway.

Hallway

Original wood block flooring throughout. Panelled radiator. Period Staircase to first floor galleried landing. Doors off.

Kitchen Dining Room

17'10" x 14'9" (5.454 x 4.514)

Coved and plane ceiling. The kitchen is fitted with matching range of base and eye level storage units. Wooden work surfaces to base units. Ceramic sink and chrome mixer tap set into wooden work surfaces. Built in double fan assisted electric oven.

Four ring electric hob set into work surface with glass splash back. Integrated fridge and freezer. Plumbing and space for dishwasher. Freestanding island with useful storage and wine rack. Pantry. Wood effect flooring. Panelled radiator. Wooden double glazed window. Door to utility Room. Door to hallway.

Utility Room

10'7" x 7'5" (3.246 x 2.284)

Base units with wooden work surface over. Plumbing and space for washing machine. Space for fridge. Oil fired central heating system. Quarry tiled floor. Wooden double glazed window. Double glazed Velux roof window. Door to ground floor W.C. Glazed wand panelled door to porch.

Ground Floor W.C.

Coved and plain ceiling. Low level W.C. Pedestal wash hand base, Quarry tile floor.

Porch

7'0" x 5'6" (2.151 x 1.699)

Glazed and panelled door to parking area and garage. Wooden double glazed window to. French doors to study.

Study

13'2" x 8'11" (4.037 x 2.742)

Original wood block flooring. Exposed natural stone open fire with bread oven. Door to hallway. Open to living room.

Living Room

17'1" max to recess x 11'11" (5.210 max to recess x 3.645)

Exposed natural stone open fire with wooden lintel and bread oven. Panelled radiator. Wooden double glazed window overlooking the garden. Door to hallway.

Sitting Room

14'10" x 14'6" (4.536 x 4.427)

Feature beams to ceiling. Panelled radiator. Wooden double glazed window overlooking the garden.

First Stairs and Galleried Landing

Coving. Access to loft inspection point. Panelled radiator. Two wooden double glazed windows overlooking the garden. Doors off.

Bedroom One

14'10" x 13'10" (4.544 x 4.224)

Painted wooden floor boards. Panelled radiator. Wooden double glazed windows with views over open countryside.

Bedroom Two

14'11" x 9'9" (4.548 x 2.993)

Painted wooden floor boards. Panelled radiator. Wooden double glazed windows with views over the garden towards the church.

Bedroom Three

12'3" x 11'11" (3.754 x 3.651)

Built in wardrobe. Panelled radiator. Wooden double glazed window with views over the garden towards the church.

Bedroom Four

15'9" x 9'0" (4.809 x 2.764)

Painted wooden floor boards. Panelled radiator. Wooden double glazed windows with views over open countryside.

Tel: 01291 418418

Bathroom

11'10" x 8'6" (3.612 x 2.609)

Access to loft inspection point. Modern white suite comprising, low level W.C. Wash hand basin with chrome mixer tap set over vanity storage unit. Bath with chrome mixer tap and shower attachment. Step in enclosure with mains fed shower. Panelling to walls. Panelled radiator. Opaque wooden double glazed window to side.

Shower Room

9'0" x 5'8" (2.750 x 1.736)

Extractor fan. Low level W.C. with dual push button flush and concealed cistern. Wash hand basin and chrome mixer tap set over vanity storage unit. Step in enclosure with rainwater shower and separate shower attachment. Useful storage cupboard. Panelled radiator. Opaque wooden double glazed window.

Gardens

The generous, well maintained grounds are a real feature of the property, offering an excellent balance of lawn, established planting and private outdoor space. A paved seating area provides the perfect spot for al fresco dining and entertaining, while raised beds and well-established borders add colour and interest throughout the seasons.

A wonderful selection of mature shrubs, flowering plants and trees includes a magnificent magnolia and two eucalyptus trees, creating a peaceful and secluded setting. The garden is also a haven for wildlife and birdlife, making them particularly appealing to nature lovers.

A useful potting shed provides additional storage for gardening equipment, while views towards the historic village church add a charming sense of place. Overall, this is a beautiful and versatile outdoor space to enjoy throughout the year.

Garage and Parking

Natural stone wall and pillars lead to the driveway with parking for two three vehicles depending on size. Garage with up and over door, power points and lighting. Personal door to side. Outside tap and lighting.

Material Information

Tenure - Freehold

Council Tax Band -G.

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

Construction - We are informed the original cottage has solid stone walls with the extensions being of standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage:

<https://checker.ofcom.org.uk/>

AI enhanced images - The weather and/or sky in some of the photographs has been digitally enhanced for marketing purposes. The property itself has not been digitally altered, and the images remain representative of the property.

Anti Money Laundering

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.



Road Map



Hybrid Map



Terrain Map



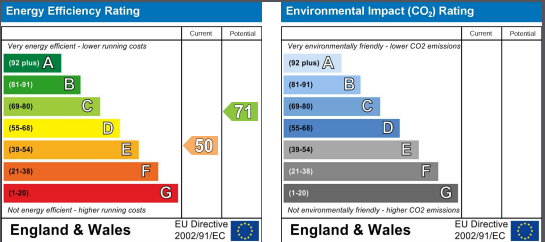
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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