



CHEPSTOW

Guide price **£750,000**



1 BEECH GROVE

Chepstow, Monmouthshire NP16 5BD



4 bed beautifully presented period property
Sizable landscape garden
Great family kitchen and diner

The popular market town of Chepstow is located on the banks of the tidal river Wye in Monmouthshire, South Wales and adjoining Gloucestershire in England and attracts locals and tourists alike, with its good selection of local and national shops and boutiques along with restaurants and public houses. The town also offers easy access to the M4 motorway. Other facilities include doctors, dentists and vets, a leisure centre and both primary and secondary schools.

The castle situated on the cliff top above the river is considered to be the oldest surviving stone castle in Britain and overlooks the historic Wye Bridge built in 1816. The town hosts a number of popular community events, including the annual Wassail, Mari Lwyd in January and 'Castel Roc' music festival. Chepstow is also home to the Welsh National, which takes place annually at Chepstow Racecourse.



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KEY FEATURES

- 4 bed beautifully character older property
- Ensuite to the principal and guest bedroom
- Large, spectacular gardens
- Parking for several vehicles
- Truly beautiful kitchen with central island
- 4 reception rooms



STEP INSIDE



This is an exceptionally well-presented property that boasts many lovely features, cherished by the current owners as a warm and welcoming family home. The owners have undertaken thoughtful updates throughout, and upon entering, you'll notice the beautiful wooden parquet flooring that sets a charming tone.

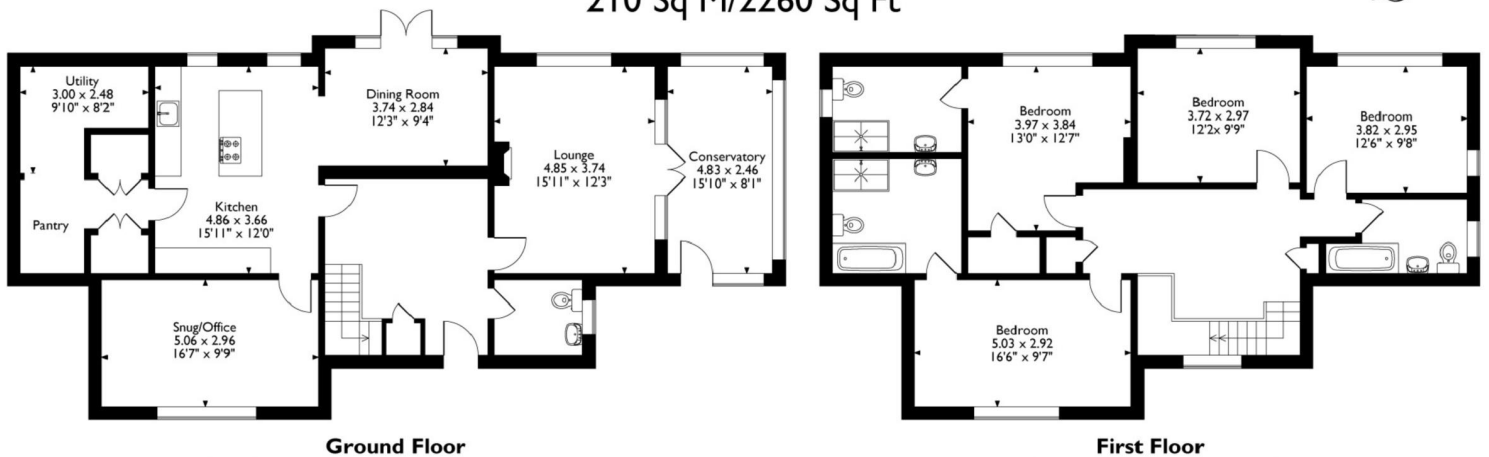
The spacious hall features a dog-leg staircase, leading to the first floor.

The property offers multiple reception rooms, including a lovely sitting room with a feature fireplace and access to the conservatory, which overlooks the side garden - perfect for relaxing or entertaining guests.

The modern, well-equipped kitchen features ample work surfaces and a wonderful, large island, making it ideal for both everyday living and social gatherings. An open-plan dining area adjoins the kitchen, enhancing the sense of space and functionality.

Just off the kitchen, you'll find a useful utility/laundry room.

I, Street: Beech Grove, Chepstow, Monmouthshire
 Approximate Gross Internal Area
 210 Sq M/2260 Sq Ft



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.

As you ascend to the first floor, you'll be greeted by a spacious landing that provides access to the generously proportioned bedrooms and family bathroom, all beautifully maintained and ready to enjoy.

The principal bedroom overlooks the front of the property and features a generously sized en suite with a double shower.

The bathroom is beautifully tiled, complementing the overall elegant and modern feel of the space.

The guest room is a lovely double room, also with its own en suite shower room, providing comfort and privacy.

In addition, two further bedrooms have been beautifully presented to showcase the quality and care taken in maintaining this home.

STEP OUTSIDE



The garden is a true delight. As you drive up the private gravel driveway, which offers plenty of parking, you'll immediately notice the abundance of opportunities it presents for any green-fingered gardener. The garden features a lovely level grassed area with a raised patio, complete with sleepers creating raised borders and planted with an interesting variety of plants that provide a beautiful screen and visual interest.

Additionally, the property benefits from raised beds for growing your own vegetables, a greenhouse, and easy access via patio doors from the kitchen/dining room. This allows for seamless indoor-outdoor entertaining and enjoying the south-facing aspect of the garden.

This property offers many benefits, with the garden being just one of its many highlights.

INFORMATION

Postcode: NPI 6 5BD

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Leave Chepstow heading west on the A48 towards High beech Roundabout. At the roundabout, take the first exit onto Fair View and then take the first turning left onto High Beech Lane, then next left into Beech Grove, and number 1 is first on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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