



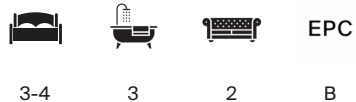
OLD OAKS, DEVAUDEN

Monmouthshire



OLD OAKS, DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6PE

Old Oaks is a beautifully converted, eco-efficient barn set in approximately 7 acres of idyllic countryside—rich in character, wonderfully flexible, and just 7 miles from Chepstow and the Severn Bridge.



Local Authority: Monmouthshire Council

Council Tax band: H

Tenure: Freehold

Paddocks, stables, approx. 7 acres

Mains electricity, private drainage, oil fired central heating, solar panels, CCTV, EV charging, broadband.

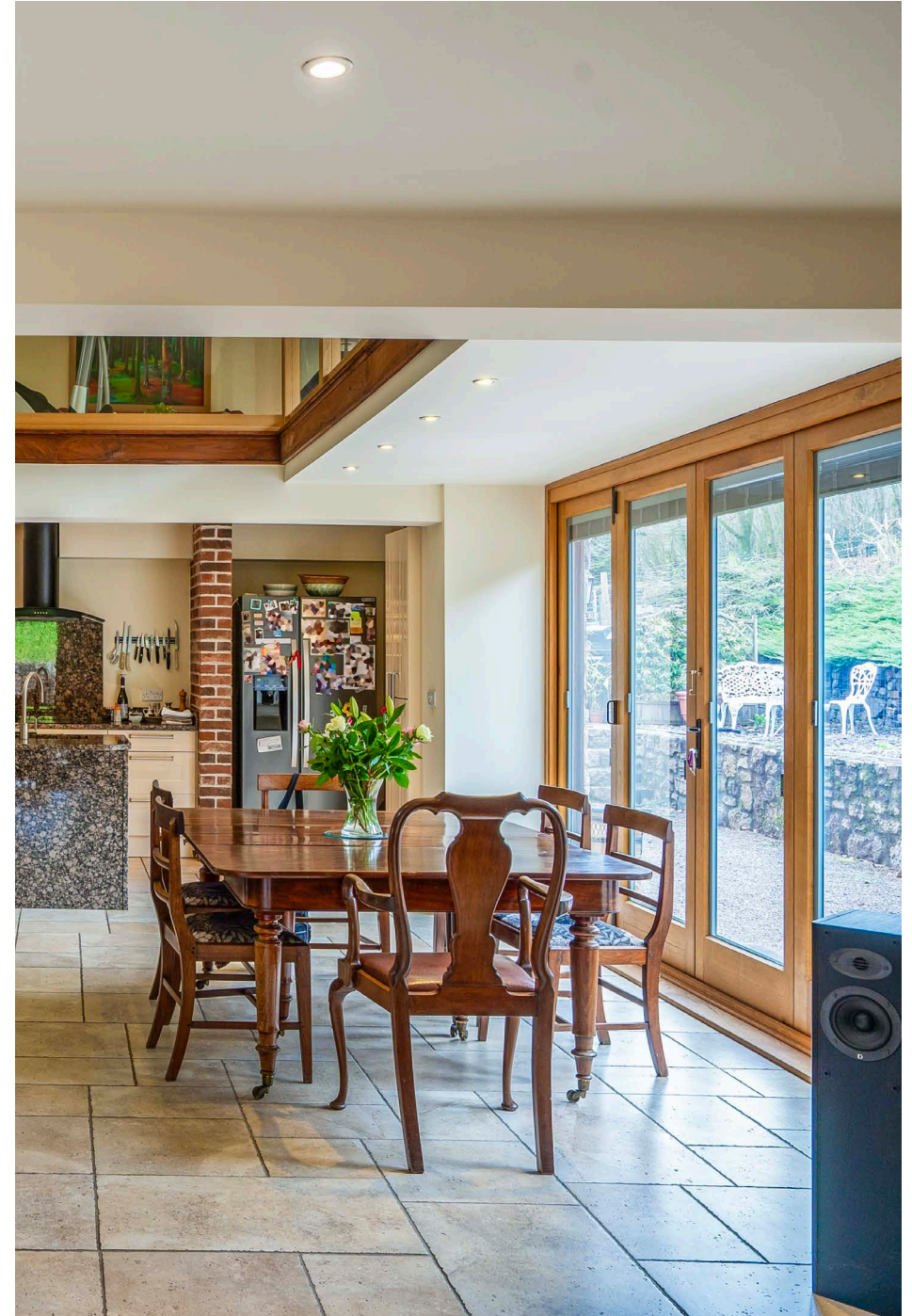
Guide price: £1,395,000



THE PROPERTY

Old Oaks is a comparatively rare example of a barn conversion done beautifully well. It is an outstanding, eco efficient home full of character and charm sitting in grounds of approximately 7 acres in a glorious rural setting yet only 7 miles from the Severn Bridge and the market town of Chepstow. The flexible accommodation could offer 5 bedrooms but currently comprises 3/4 bedrooms, 3 bathrooms, vast open plan kitchen/living/dining room with a feature wood burner, spacious galleried landing/reception room, sitting room/bedroom 4, pantry, utility room, large walk in store room presently used as an office and a selection of outbuildings.

Set behind two sets of electronic gates, Old Oaks is not listed and is approached via its winding driveway through the grounds to an area of ample parking at the front of the house with an island turning circle.









Constructed by the current owner back in 2009, the house is served by oil fired central heating and hot water with a double immersion heater as a back up. There is underfloor heating throughout on both floors although we are advised this is rarely used due to the higher specification of wall, floor and roof insulation, double glazed windows throughout and triple glazed velux windows in the roof. All fenestration has integral electronic blinds.

The water, sourced from the property's own borehole, is treated through a pH correction unit and water softener and the solar panels offer the option to turn the electricity to the home's supply through its own battery storage system. There is also an EV point and a CCTV security system.







OUTSIDE

The grounds and views at Old Oaks are beautiful with paddocks and fields already divided by fencing. The views are far reaching and there is a portion of the boundary shared with stunning, ancient woodlands managed by the Welsh Forestry Commission, Natural Resources Wales.

There are ample terrace areas, stables and storage. The former is served by a large electronic canopy and there is electricity and water in the stables. There are 4 water and electricity points in the garden and all exterior lighting can be controlled remotely from the house.





SITUATION & DIRECTIONS

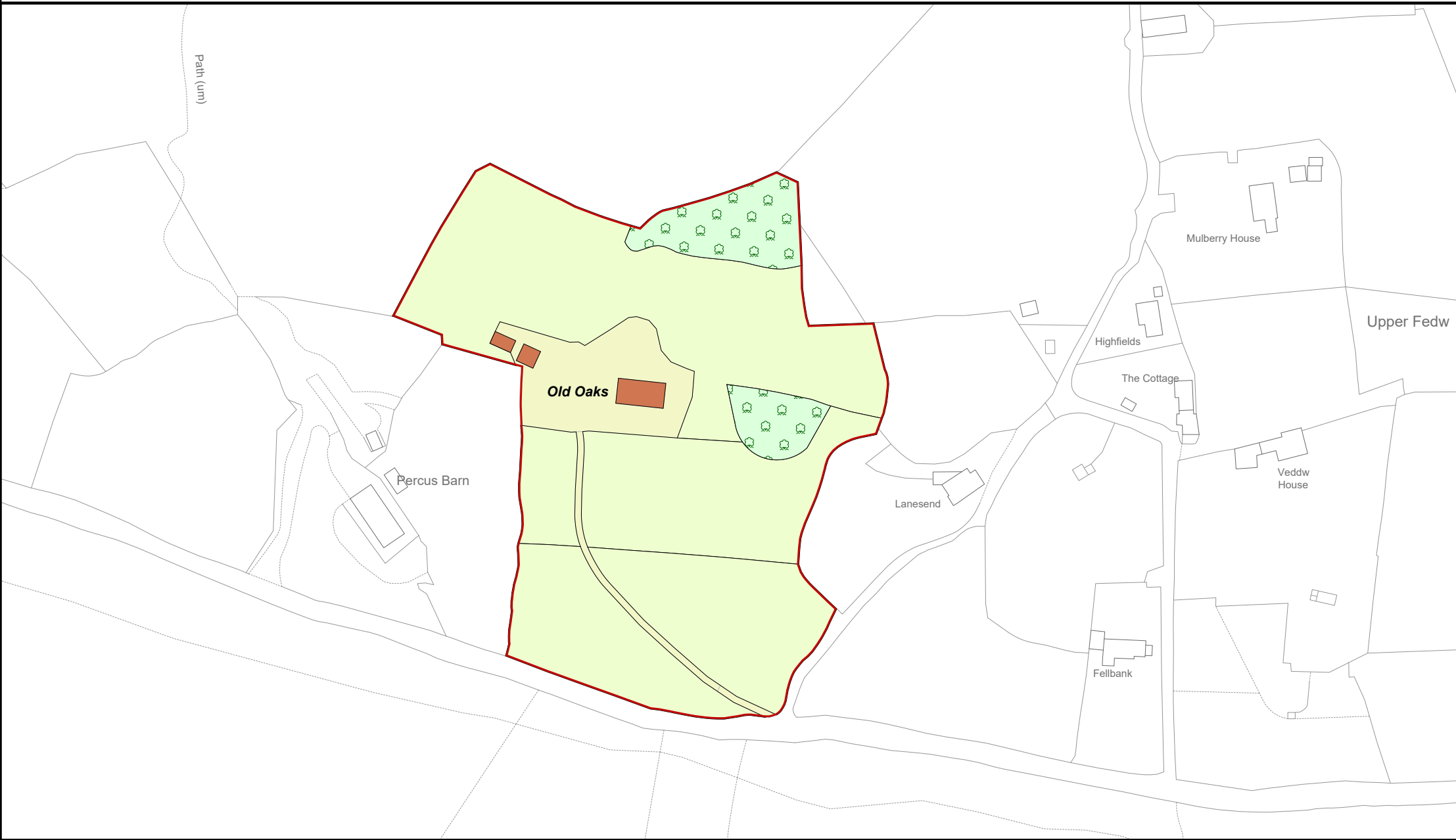
Old Oaks is situated south east of the popular village of Devauden which is served by a local shop, church, playground and ever busy village hall; all within reasonable walking distance. Devauden is a village and community in Monmouthshire, southeast Wales. It is located between Chepstow and Monmouth near the top of the Trellech ridge on the B4293 road.

From Chepstow, follow the A466 north past the racecourse on your right. Turn left after The Piercefield public house on to the Devauden Road. After just under 3 miles the property is signposted on the right, just after the signs for Veddw and just prior to entering the village.



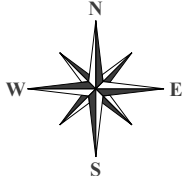


Old Oaks



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

(e) planprep@lds-survey.co.uk



Date: 09:04:26
Drawn By: BR
Scale: 1:2000 @ A4
Plan Ref: 21335

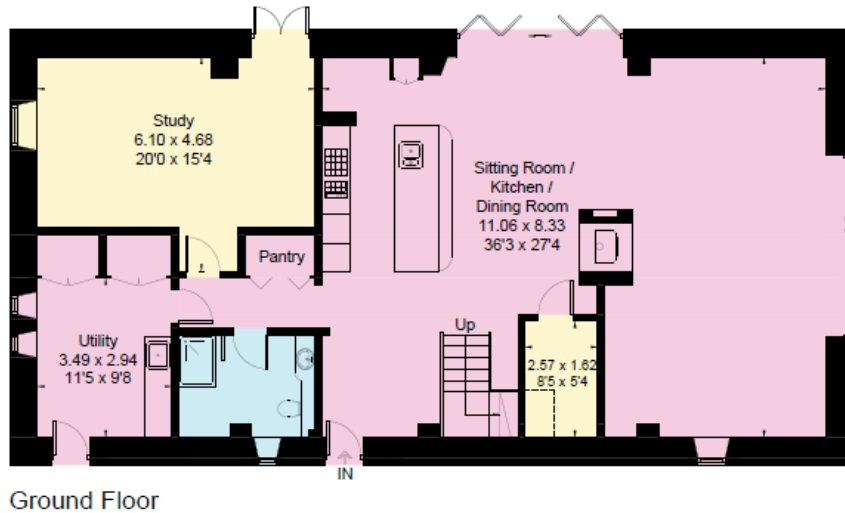
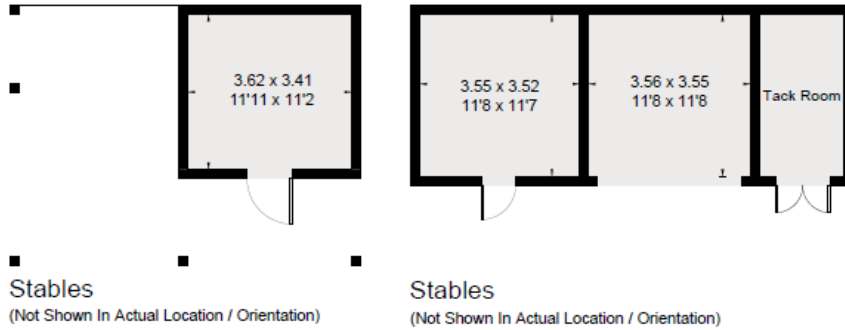
Title
Old Oaks

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000818786

Old Oaks

Devauden Chepstow, NP16 6PE

Gross Internal Area (Approx.)
 Main House = 282.6 sq m / 3042 sq ft
 Outbuilding = 31.2 sq m / 336 sq ft
 Total Areas = 313.8 sq m / 3378 sq ft
 (Excluding Void / Open Area)



= Reduced head height below 1.5m



Approximate Gross Internal Area = 282.6 sq m / 3042 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Robin Engley
0117 317 1996
robin.engley@knightfrank.com

Knight Frank
1 The Mall, Clifton
Bristol, BS8 4DP

David Sim
0117 317 1999
david.sim@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.