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Crossroads Grange Park, St. Arvans Chepstow

£800,000

 peter
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About the property

A handsome and versatile detached family home occupying a generous corner plot in a quiet cul-de-sac, set within approximately 0.3 acres of established gardens with attractive countryside views beyond.

The well-presented accommodation includes a spacious sitting room with stone fireplace, separate dining room, large kitchen/breakfast room, utility, WC, cosy snug and bright conservatory overlooking the garden.

Upstairs are four generous double bedrooms, including a principal bedroom with en suite, plus a luxurious family bathroom. A further staircase leads to a large games room with potential to create a fifth bedroom, alongside a leisure room with sauna and Jacuzzi bath.

Outside, the mature gardens feature generous lawns, established planting, patios, a summer house and greenhouse. The property also benefits from a substantial integral double garage and ample driveway parking.

An impressive and flexible home offering generous living space, extensive grounds and a wonderful rural outlook.

Accommodation

Summary

The welcoming entrance hall leads to a spacious sitting room featuring a characterful stone fireplace with flame-effect gas fire and a charming leaded bow window overlooking the front garden. There is also a generous dining room, ideal for entertaining.

At the rear of the property is the impressive kitchen/breakfast room, fitted with stylish white cabinetry, integrated appliances and ample space for a breakfast table. A separate utility room and downstairs WC add further convenience.

The reception accommodation continues with a cosy snug, currently arranged with a small bar, leading through to a bright half-hexagonal conservatory overlooking the rear garden.

Upstairs are four generous double bedrooms, including a principal bedroom with en suite, together with a beautifully appointed family bathroom featuring a roll-top bath and separate walk-in shower.

A further staircase from the snug leads to a large and versatile additional room, currently used as a games room and offering potential for a fifth bedroom, subject to the necessary requirements. There is also a substantial leisure room with sauna and Jacuzzi bath, plus excellent eaves storage.

Outside, the mature gardens are a real feature, with generous lawns, established trees and shrubs, several patio areas, a summer house and greenhouse. The rear garden enjoys an elevated outlook towards rolling countryside.





The property also benefits from a substantial integral double garage of approximately 384 sq ft (36 sq m), together with a generous driveway providing ample off-road parking.

A rare combination of generous accommodation, extensive grounds, excellent entertaining space and an attractive rural outlook, all within a peaceful residential setting.

Outside

Outside, the property truly comes into its own.

The house sits within approximately 0.3 acres of established grounds, with generous lawns extending around the front, side and rear. Mature shrubs, established trees and areas of conifer planting create a wonderful sense of enclosure, privacy and maturity.

Immediately to the rear of the house is a substantial paved terrace, perfectly suited to outdoor entertaining and summer dining. Steps rise gently to the rear lawn, where the landscaping creates distinct areas of garden to explore. Towards the far end sits a charming summer house, providing an ideal retreat or additional space for hobbies and relaxation.



A further extensive patio area offers another excellent location for seating and al fresco entertaining, while a greenhouse to the side will appeal to keen gardeners.

The gardens are complemented by a generous driveway positioned in front of the integral double garage, providing ample off-road parking for several vehicles. The garage itself is larger than average and is accessed via two large doors, offering considerable storage and practical utility space. Adding a particularly special dimension to the property is the outlook from the rear. Beyond the established gardens, the views extend towards rolling countryside, creating an attractive rural backdrop and an appealing sense of openness.

With its substantial plot, beautifully established gardens, multiple reception and leisure spaces, four double bedrooms, versatile additional accommodation and integral double garage, this is a distinctive and adaptable home offering an enviable combination of space, privacy, entertaining potential and countryside appeal.



Location

Situated in the highly desirable village of St Arvans, near Chepstow, Offers an attractive combination of rural tranquillity and excellent connectivity. The area is characterised by spacious detached homes, mature surroundings, and a prestigious residential setting within the beautiful Wye Valley region.

Residents enjoy a peaceful village lifestyle while remaining just a short drive from Chepstow town centre, with its range of shops, restaurants, schools, and leisure facilities. The location provides convenient access to the A466 and M48, making commuting to Bristol, Newport, and the wider South West highly accessible.



Hallway

Wc

Dining Room

16' 10" x 11' 6" (5.13m x 3.51m)

Kitchen

23' 11" x 11' 8" (7.29m x 3.56m)

Utility/Laundry Room

Living Room

24' x 13' 3" (7.32m x 4.04m)

Second Living Room

19' 8" x 13' 3" (5.99m x 4.04m)

Conservatory

14' 10" x 8' 8" (4.52m x 2.64m)

Garage

21' 5" x 19' 8" (6.53m x 5.99m)



First Floor Landing

Bedroom One

18' 8" x 13' 4" (5.69m x 4.06m)

Ensuite

Bedroom Two

15' 3" x 12' 2" (4.65m x 3.71m)

Bedroom Three

15' 3" x 11' 1" (4.65m x 3.38m)

Family Bathroom

Bedroom Four

11' x 9' 11" (3.35m x 3.02m)

Bedroom Five/Games Room

16' 8" x 15' 1" (5.08m x 4.60m)

Bathroom

10' 2" x 8' 10" (3.10m x 2.69m)

Wc

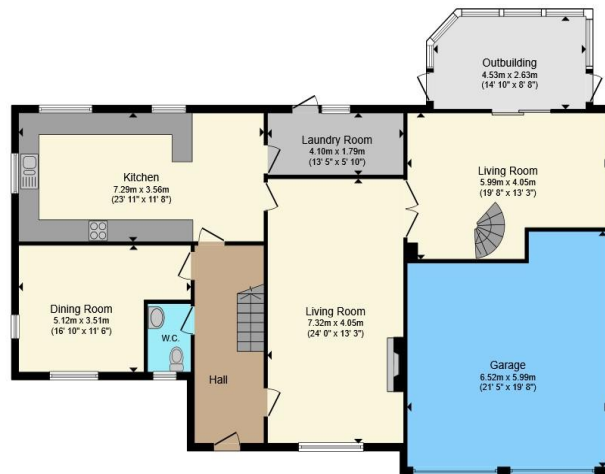
Store Room



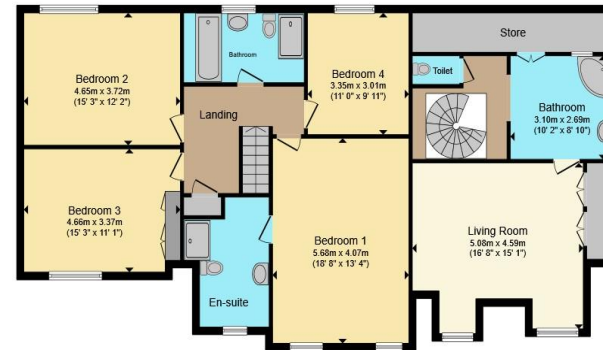


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Ground Floor



First Floor

Total floor area 307.9 m² (3,314 sq.ft.) approx

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