



# SHIRENEWTON

Guide price **£400,000**



# HILL VIEW COTTAGE

Shirenewton, Chepstow, Monmouthshire NP16 6RQ



3-bed mid-terrace cottage  
Great family kitchen and diner  
No upper chain

A beautiful example of a charming period cottage located in the most delightful village of Shirenewton. This lovely three-bedroom home has been thoughtfully upgraded in recent years, offering modern comforts while retaining its character. The fabulous kitchen features fitted appliances and an open-plan dining area, complete with stairs leading to the first floor. The lounge is truly the heart of the home, with a charming feature fireplace, creating a warm and inviting atmosphere. This cottage perfectly combines timeless appeal with contemporary updates, making it a wonderful place to call home.

An excellent opportunity to enjoy tranquil country living with easy access to the M48 motorway, offering convenient onward commutes to Bristol, London, Newport, and Cardiff. Situated on the edge of the popular village of Shirenewton, this development benefits from local amenities and a highly regarded primary school. Despite its peaceful setting, the property is just a 40-minute drive to both Bristol and Cardiff, making it perfect for those seeking a relaxed countryside lifestyle without compromising on connectivity for work or leisure.



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£400,000



### KEY FEATURES

- 3-bed mid terraced cottage
- No upper chain
- Private rear garden
- Lovely stone character cottage
- Most desirable village of Shirenewton
- Off-road parking



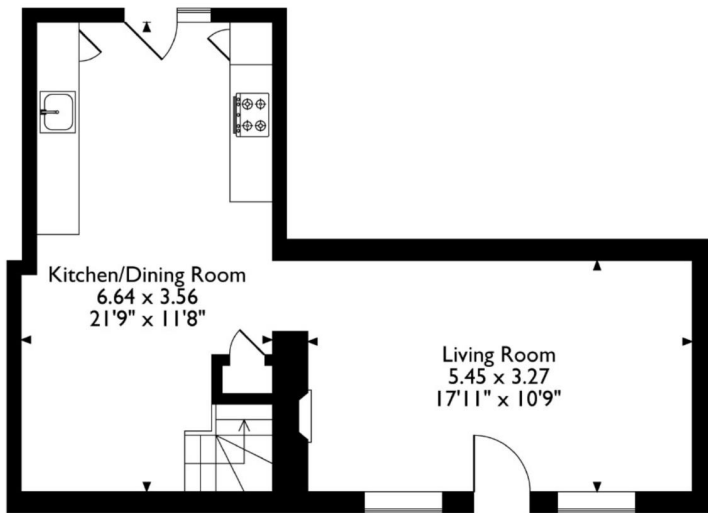
# STEP INSIDE



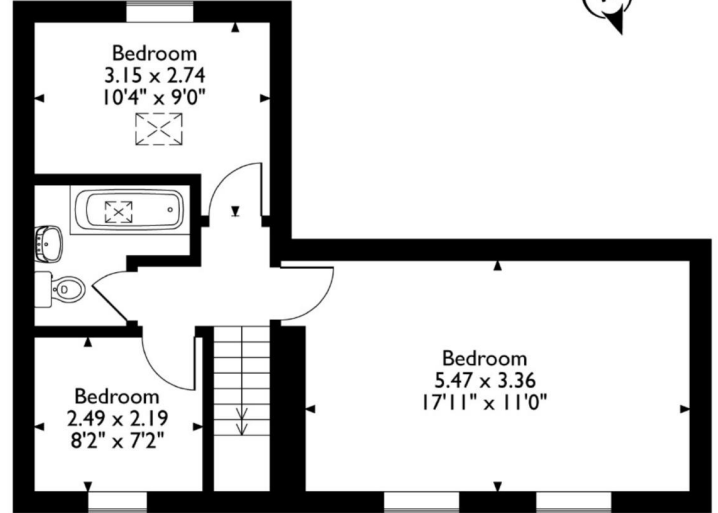
As you step through the front door, you are welcomed into a warm sitting room featuring a charming stone fireplace. The property has been lovingly cared for, with tasteful upgrades that keep it on trend.

The sitting room flows seamlessly into the kitchen/dining area, which boasts stylish grey fitted units with integrated appliances and a slate-tiled floor.

Hill View Cottage, Street: Shirenewton, Chepstow, Monmouthshire  
 Approximate Gross Internal Area  
 84 Sq M/904 Sq Ft



**Ground Floor**



**First 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.

The open-plan dining area connects seamlessly to the kitchen and features stairs leading to the first floor, which comprises three bedrooms.

Two of these are generously sized doubles, while the third is currently used as a dressing room but could easily serve as a good-sized single.

The stylish, modern family bathroom is finished with neutral-toned tiles, a classic white suite with a shower over the bath, and an additional roof window that floods the space with natural light, creating a bright and inviting atmosphere.

# STEP OUTSIDE



Stepping outside to the front, you will find a low-maintenance garden featuring a gravel area and a pathway leading to the front door. The rear garden, accessed from the private parking area via steps, boasts a fully paved patio and entertaining space, perfect for outdoor gatherings and relaxation.

## INFORMATION

Postcode: NPI 6 6RQ  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

From our Chepstow office, proceed up the High Street and turn right onto Welsh Street. Continue along this road until you reach the roundabout, where you should take the first exit. Take the first right turn and continue along the Usk Road toward the village of Shirenewton. Then, take the left-hand turn into the village and proceed up the hill into the centre of Shirenewton, where the property is located. Parking is available at the rear of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		70
(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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