



# NUTWOOD

TIDENHAM | CHEPSTOW | GLOUCESTERSHIRE



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THIS COMFORTABLE FOUR BEDROOM HOME ENJOYS PANORAMIC VIEWS OVER A HORSESHOE BEND OF THE RIVER WYE, ACROSS THE RIVER SEVERN AND TOWARDS THE COTSWOLDS. SET IN AN ELEVATED CLIFF TOP POSITION WITHIN 0.84 ACRES OF WOODLAND PATHS, PATIOS, LAWNS AND MATURE TREES, NUTWOOD OFFERS PRIVACY WITHOUT ISOLATION. SITUATED ON THE EDGE OF TIDENHAM VILLAGE, IT PROVIDES EXCELLENT ACCESS TO BRISTOL, THE SOUTH MIDLANDS AND SOUTH WALES.

- Versatile four bedroom home set within 0.84 acres •
- Spacious triple-aspect sitting room with stunning views •
- Bespoke elm kitchen with generous space for dining and entertaining
  - Separate formal dining room •
- Ground floor principal bedroom suite with adjoining bathroom •
- Three further double bedrooms and a family bathroom on the first floor •
- Integral double garage, detached garage and additional outbuilding •
- Surrounded by stunning countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol and London •

## DISTANCES FROM NUTWOOD

Chepstow 2.9 miles • Lydney 8.5 miles  
Coleford 10 miles • Monmouth 15.1 miles  
Bristol 20.5 miles • Newport 22 miles • Gloucester 28.4 miles  
Cardiff 32.9 miles • Cheltenham 45.8 miles • London 127 miles  
Chepstow Train Station 3 miles • Lydney Train Station 8.4 miles  
Bristol Parkway Station 16 miles  
Bristol Airport 30.1 miles • Cardiff Airport 46.6 miles  
London Heathrow Airport 113 miles  
*(all distances are approximate)*

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Built in 1962, Nutwood has been cherished by just two owners, with the current family enjoying the property for over 41 years while raising their family and later embracing retirement in this exceptional setting.

Situated on the edge of the sought-after village of Tidenham, the property combines a peaceful rural atmosphere with excellent connectivity and access to a wide range of leisure opportunities. The renowned Offa's Dyke Path is only metres away, while the Forest of Dean, with its extensive walking trails, cycling routes and outdoor pursuits, lies just up the road.

Despite its idyllic surroundings, Nutwood is only three miles from the historic market town of Chepstow, famed for its racecourse, independent shops, restaurants and leisure facilities, offering an ideal balance between countryside living and modern convenience.

For commuters, the location is exceptionally well placed, with the M4 and M5 motorways reachable within approximately 15 minutes. Rail services from Chepstow and Bristol Parkway provide direct connections to Wales, London and the North, while Heathrow Airport can be reached in under two hours.

The area is also well served by schooling, with local state schools nearby and a selection of respected independent schools within easy reach, including Dean Close St John's for younger children approximately one mile away, and Haberdashers Monmouth School around 15 miles distant, with a convenient school bus collection service available.

## THE PROPERTY

Stone steps lead to the front entrance and into a spacious welcoming hallway, where hardwood flooring reflects the quality and craftsmanship of the home.

The impressive triple aspect sitting room features a vaulted ceiling and expansive windows that flood the room with natural light while framing far-reaching views over the gardens and surrounding landscape. A striking feature fireplace creates a warm and inviting focal point.

Positioned alongside the kitchen, the formal dining room provides an ideal setting for entertaining and family gatherings. The bespoke elm kitchen is generously proportioned, combining practicality with character and offering ample space for cooking, dining and day-to-day family life. For those that prefer open-plan living, there is scope to remove internal walls and open up the kitchen to the dining room, and even the sitting room if desired.

Across the hallway is a study overlooking the front of the property, which could also be utilised as a bedroom, together with the ground floor principal bedroom suite and adjoining bathroom, providing flexible and convenient accommodation.

The first floor offers three well-proportioned double bedrooms, all benefitting from useful fitted wardrobes, along with a family bathroom serving the upper floor. Thoughtfully designed throughout, the home offers a wonderful balance of comfort, space and timeless appeal.

## OUTSIDE

Approached through impressive wrought iron double gates, this exceptional property immediately captivates with its elevated position and breathtaking panoramic views across the surrounding countryside. The beautifully landscaped grounds feature mature trees, natural limestone paving, rockeries, formal flower beds and sweeping lawns enriched with seasonal wildflowers. Two patios provide peaceful spaces for outdoor dining and relaxation.



The gardens are full of character and discovery, with woodland paths leading through natural woodland to dramatic viewpoints overlooking the world-renowned Horseshoe Bend of the River Severn some 400 feet below. From here, residents can enjoy spectacular sunrises over the River Severn and sunsets across the Wye Valley. An historic lime kiln has been thoughtfully incorporated into the garden, adding both charm and a tangible connection to the area's rich heritage.

Complementing the grounds are an integral double garage, detached garage and substantial timber outbuilding providing excellent storage and workspace. The integral garage also offers potential to reconfigure and extend the living accommodation, subject to the necessary consents. Nutwood also boasts a second entrance adjacent to this outbuilding which has been extremely useful to the current owners.

## KEY INFORMATION

**Services:** Mains water and electricity, oil fired central heating and private drainage (septic tank).

**Tenure:** Freehold.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** G

**Local Authority:** Forest of Dean District Council. Telephone: 01594 810000.

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Chepstow take the B4228 road to St Briavels, passing through Tutshill and Woodcroft, then shortly the road bends right, left and then sharp right and the property is then the fourth house on the left-hand side.

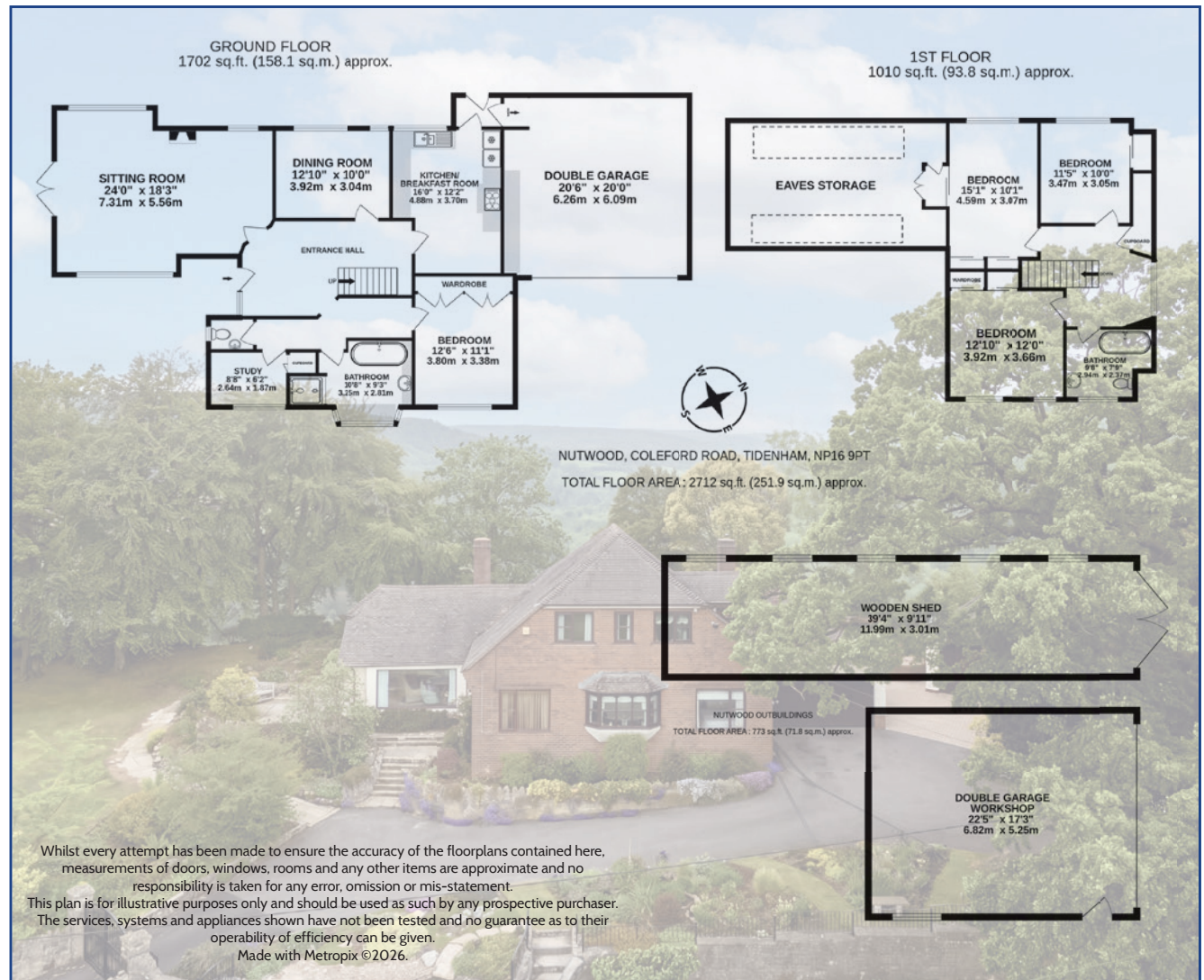
**Postcode:** NP16 7JD.

## WHAT3WORDS

herb.verb.silence

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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