

## DIRECTIONS

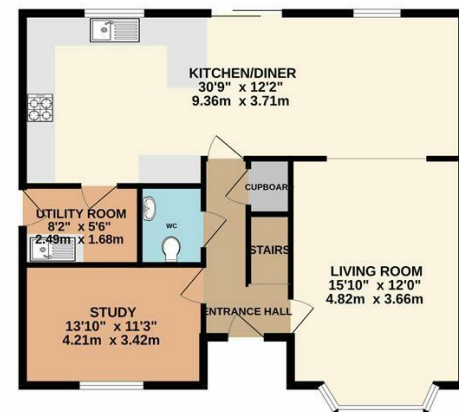
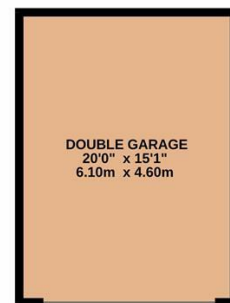
From our Chepstow office proceed through the archway and up Moor Street, turning left onto the A48. Proceed over the Wye Bridge towards Lydney, taking the first turning left onto Gloucester Road and then bear immediately left into Birch Grove, then left again, where you will find the property on your right.

## MAINTENANCE AND SERVICE CHARGE

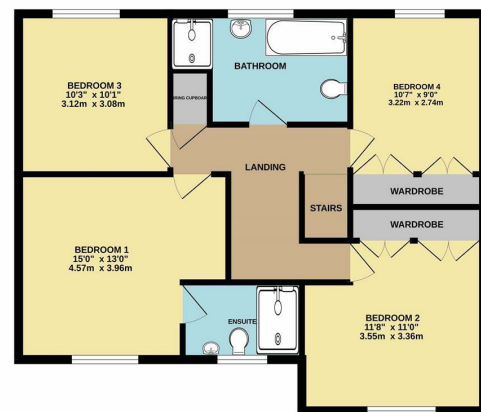
## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR  
1093 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



**14 BIRCH GROVE, TUTSHILL, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7FH**



**£590,000**

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

### DISCLAIMER

These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	85	
(69-80)	C		
(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	

The property comprises a spacious and well-appointed detached family house, occupying an end of cul-de-sac position within the popular and sought-after Birch Grove development, itself located within Tutshill, a popular area of Chepstow, with excellent local facilities to include both primary and secondary schooling and being within easy reach of Chepstow town centre as well as the M48 motorway network. Tutshill is located on the periphery of The Lower Wye Valley an area of designated outstanding natural beauty.

The well-presented accommodation offers to the ground floor, entrance hall, living room, separate study, spacious well-appointed kitchen with upgrades along with family area, with utility room and cloakroom/WC. To the first floor is a principal bedroom with en-suite shower room, along with three further spacious bedrooms and a family bathroom. The property stands in pleasant gardens with large garage.

## GROUND FLOOR

### ENTRANCE HALL

With half-glazed door to front elevation. Stairs to first floor and understairs storage cupboard.

### CLOAKROOM/WC

Appointed with low-level WC and wash hand basin.

### LIVING ROOM

**4.83m x 3.66m (15'10" x 12'0")**

Spacious living room with bay window to front elevation. Glazed double doors to family area.

### STUDY

**4.22m x 3.43m (13'10" x 11'3")**

With windows to front and side elevations.

### KITCHEN/DINING/FAMILY ROOM

**9.37m x 3.71m (30'9" x 12'2")**

An impressive open plan area located to the rear of the property with two windows and patio doors to the garden ensuring flexible and spacious accommodation. The kitchen is tastefully appointed with an excellent range of base and eye level storage units with ample granite work surfacing over and large breakfast peninsula. Inset twin bowl Belfast sink with mixer tap. Four ring hob with extractor hood over and eye level double oven. Full size fridge and freezer. Integrated dishwasher and wine cooler.

### UTILITY ROOM

**2.49m x 1.68m (8'2" x 5'6")**

With space for washing machine and tumble dryer. Cupboard housing gas fired boiler providing domestic hot water and central heating. Granite work surfacing with inset single sink unit and cupboard below.

## FIRST FLOOR STAIRS AND LANDING

Spacious landing with loft access point and airing cupboard.

### PRINCIPAL BEDROOM

**4.57m x 3.96m (15'0" x 13'0")**

A spacious double bedroom with window to front elevation.

### EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include low-level WC, step-in shower and wash hand basin with mixer tap. Part-tiled walls. Window to front elevation.

### BEDROOM 2

**3.56m x 3.35m (11'8" x 11'0")**

A double bedroom with window to front elevation. Range of built-in wardrobes.

### BEDROOM 3

**3.12m x 3.07m (10'3" x 10'1")**

A double bedroom with window to rear elevation. Range of built-in wardrobes.

### BEDROOM 4

**3.23m x 2.74m (10'7" x 9'0")**

A double bedroom with window to rear elevation.

### FAMILY BATHROOM

Appointed with a four-piece suite to include low-level WC, wash hand basin with mixer tap, step-in shower cubicle and

panelled bath with mixer tap. Part-tiled walls. Window to rear elevation.

## OUTSIDE

### GARDENS

The property stands in pleasant mature landscaped gardens, with the rear garden particularly attractive and of a Mediterranean courtyard style with large sun terrace, raised borders along with mature borders, walled and fenced offering privacy and benefiting a south-westerly aspect.

### GARAGE

**6.10m x 4.60m (20'0" x 15'1")**

Located to the side of the property is an oversized single garage with electric roller door, power and light. Being approached via a very generous brick paviour drive, offering parking for a number of vehicles.

### SERVICES

All mains services are connected to include mains gas central heating.

