



THE LAURELS

Llanvair Discoed, NP16



CHARMING FOUR-BEDROOM VILLAGE COTTAGE

A beautifully presented four-bedroom period cottage combining character, generous family accommodation, a south-facing garden and parking in the heart of historic Llanvair Discoed.



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Services: We are advised that the property is connected to mains electricity and private drainage and gas.

Local Authority: Monmouthshire County Council

Council tax band: G

what3words: ///super.success.thinnest

Method of Sale: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the agent Knight Frank.



SITUATION

The Laurels enjoys a quintessential village setting in the heart of Llanvair Discoed, a charming and historic village referenced in the Domesday Book. Positioned opposite the beautiful St Mary's Church and just a short stroll from the village pub, the property offers a sense of community and village life.

Surrounded by the woodlands of Wentwood Forest and steeped in history, including the site of a 12th-century castle, Llanvair Discoed combines rural charm with excellent amenities. The village benefits from a thriving community, a farm shop, direct access to countryside and woodland walks, and a range of highly regarded schools nearby. The village is exceptionally well connected, with Severn Tunnel Junction station approximately five miles away, providing regular services to Bristol and Cardiff, while Junction 23A of the M4 is within easy reach.







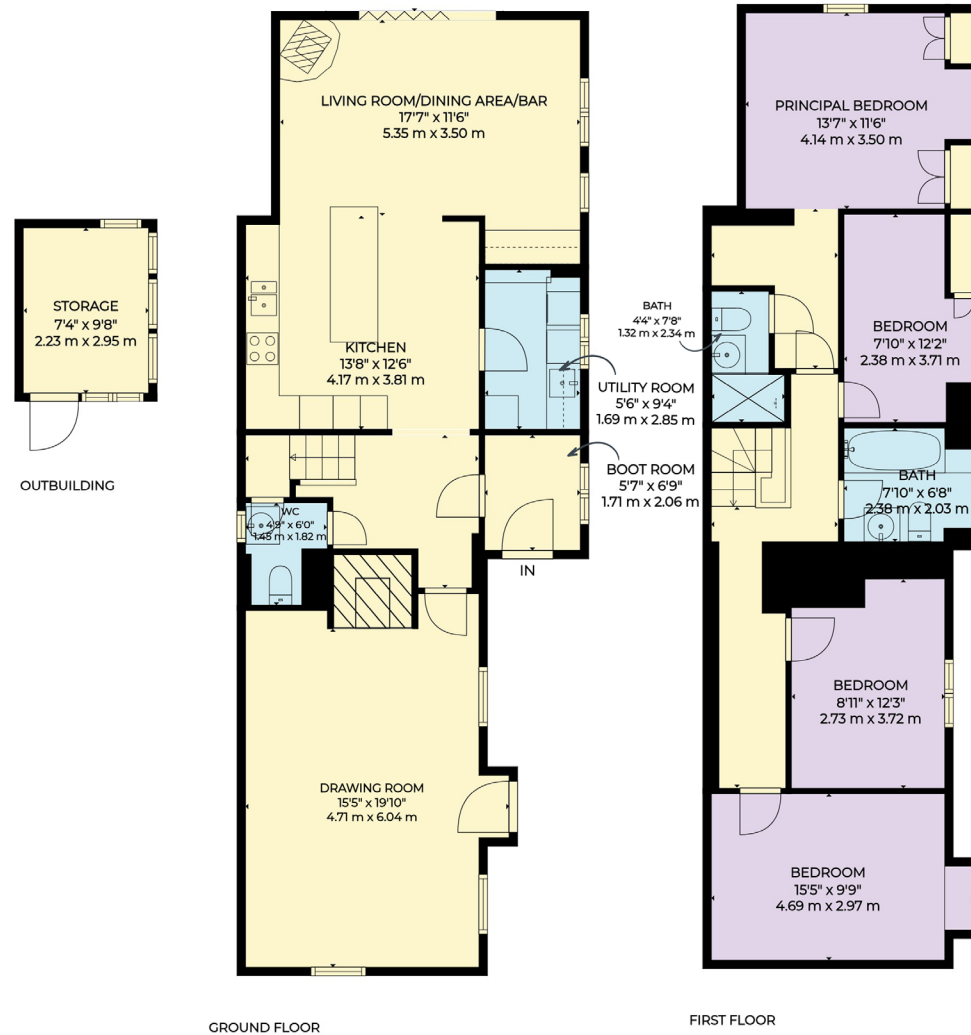
THE HOUSE

The Laurels is a beautifully presented and characterful cottage offering well-balanced accommodation with an excellent blend of period charm and modern living. The property comprises four generous bedrooms, two bath/shower rooms, a drawing room, an impressive open-plan kitchen, dining and family room, utility room, boot room, detached store and off-street parking.

The heart of the house is the superb open-plan living space, with under floor heating and wood-burning stove, designed for both everyday family life and entertaining. Large south-facing sliding doors open onto the terrace and gardens beyond, flooding the room with natural light and creating a seamless connection between inside and out. The drawing room occupies the oldest part of the house and provides a cosy and inviting retreat, centred around a wood-burning stove. Upstairs, the four bedrooms are all generously proportioned, with each comfortably accommodating a double bed. The charming south-facing garden enjoys a high degree of privacy and is beautifully planted with mature fruit trees, creating a peaceful setting for al fresco dining, entertaining and relaxation.







Total: 1562 sq. Ft, 145 m2

The Laurels, Llanvair Discoed, Chepstow, Sir Fynwy, NP16 6LX

All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk





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