

# H & H

HOUSE & HOME  
PROPERTY AGENTS



9 Hocker Hill Street  
, Chepstow, NP16 5ER

No onward chain £324,950



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## Description

Elegant Georgian Townhouse in a Prime Historic Setting

Positioned along the cobbled stretch of Hocker Hill Street, in the very heart of historic Chepstow, this beautifully proportioned Grade II listed Georgian townhouse offers a rare combination of architectural heritage, character, and refined town living. The property is also offered to the market with no onward chain, presenting a straightforward and appealing opportunity for prospective purchasers.

Dating from the late 18th to early 19th century, the property forms part of an important historic terrace, embodying the timeless symmetry and understated elegance associated with the Georgian period. It's setting, just moments from Chepstow Castle and the River Wye, further enhances its unique sense of place.

### Accommodation

The property is arranged over two floors and reveals a thoughtfully balanced interior, rich in original detail.

A particular highlight is the original Georgian staircase, which rises gracefully through the house and provides a striking architectural focal point. The principal reception space is an inviting living room, complete with a charming wood-burning stove, creating a warm and characterful environment ideal for both everyday living and more formal entertaining.

In addition, a separate study provides a valuable and versatile space, perfectly suited to home working. The kitchen is well-appointed and sensibly arranged, complementing the traditional layout of the house while offering practical functionality. The upper floors provide well-proportioned bedrooms, each benefitting from natural light and a continued sense of period charm, with the main bedroom also featuring a wood-burning stove, adding to the property's unique appeal and comfort.

Throughout, the property retains a number of original features, including traditional joinery and internal shutters, contributing to its warm and authentic atmosphere.

Hocker Hill Street is widely regarded as one of Chepstow's

most characterful and desirable addresses, known for its cobbled surface and historic streetscape. The property is ideally positioned for immediate access to the town's amenities, including independent retailers, cafés, and restaurants.

Chepstow itself offers excellent connectivity, with convenient road links via the M48 providing access to Bristol, Newport, and Cardiff, making it an attractive location for both full-time residence and weekend retreat.

## Living Room

21'02 max to include staircase x 9'10 (6.45m max to include staircase x 3.00m)

Approached via Wooden panelled door. Exposed wooden beams to ceiling. Wood burner with exposed brick recess and wooden lintel. Feature part panelling and brickwork to walls. Flagstone flooring throughout. Victorian style radiator. Window to side elevation. Sash window to front with original shutters. Original Georgian staircase to first floor. Door to kitchen dining room.

## Kitchen Dining Room

18'09 x 9'01 max (5.72m x 2.77m max)

Inset spotlighting and wooden beams to ceiling. Range of shaker style base units all with wooden work surfaces. Butler sink with extendable mixer tap. Open shelving. Tile splash backs. Range cooker with six ring gas hob, double oven, grill and plate warmer to remain. Extractor with lighting over. Fridge freezer available by separate negotiation. Feature brick wall. Flagstone flooring throughout. Victorian style radiator. Window to rear and side. Door to Study.

## Study

8'06 x 6'01 (2.59m x 1.85m)

Built in wooden desk. Plumbing and space for automatic washing machine. Space for Tumble dryer. Cupboard housing wall mounted gas combination boiler. Panelled radiator. Flagstone flooring. Velux roof window.

Tel: 01291 418418

## First Floor Stairs and Landing

Access to loft inspection point. Herringbone wooden flooring. Window to side. Doors off.

## Bedroom One

14'05 x 9'10 (4.39m x 3.00m)

Access to loft inspection point. Feature panelling and brick walls. Wood burner wooden lintel and flagstone hearth. Herringbone wooden flooring. Victorian style radiator. Two sash windows to front elevation with original shutters.

## Bedroom Two

13'05 max to door recess x 9'05 (4.09m max to door recess x 2.87m)

Wooden beams to ceiling. Herringbone wooden flooring. Victorian style radiator. Window to rear. Stable door giving access to the rear garden.

## Bathroom

Victorian style bathroom suite comprising W.C. Wash hand basin with tile splash backs. Claw foot bath with mixer tap, shower attachment and mains fed shower over. Glazed shower screen. Feature faux living wall with part panelling. Victorian style radiator and towel radiator. Part tiling to walls. Tiled floor. Window to side.

## Garden

The rear garden can be accessed via bedroom two or by a

footpath at the side of the property. The garden itself is private, enjoys a sunny aspect, and has been thoughtfully designed to be as low maintenance as possible. It features loose stone chippings along with a raised decked seating area, complemented by a contemporary fence and gate, and a natural stone wall to the boundary.

## Parking

One residents parking permit per household can be obtained via application to Monmouthshire county council. As of April 2025, a residential parking permit from Monmouthshire County Council costs £83.00 per year.

## Material Information

Council Tax Band - D

Tenure - Freehold

Construction - We are informed the property is built with stone.

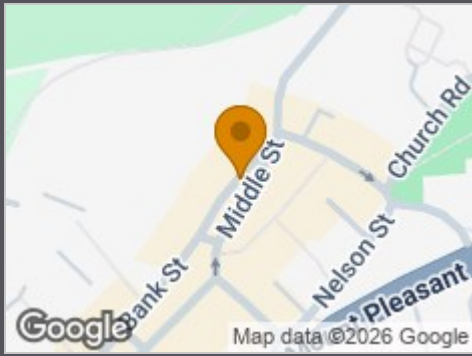
Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



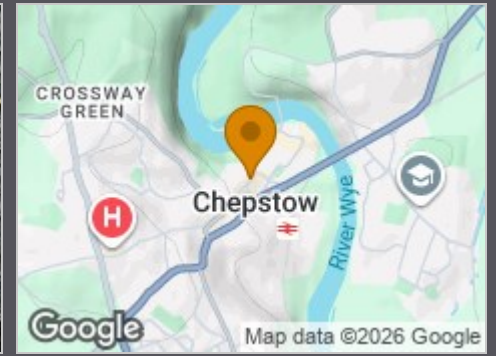
## Road Map



## Hybrid Map



## Terrain Map



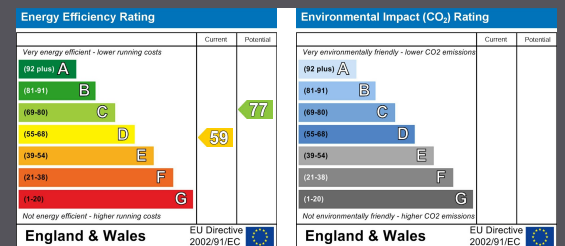
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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