



# SHIRENEWTON

Guide price **£520,000**



 **ARCHER & Co**

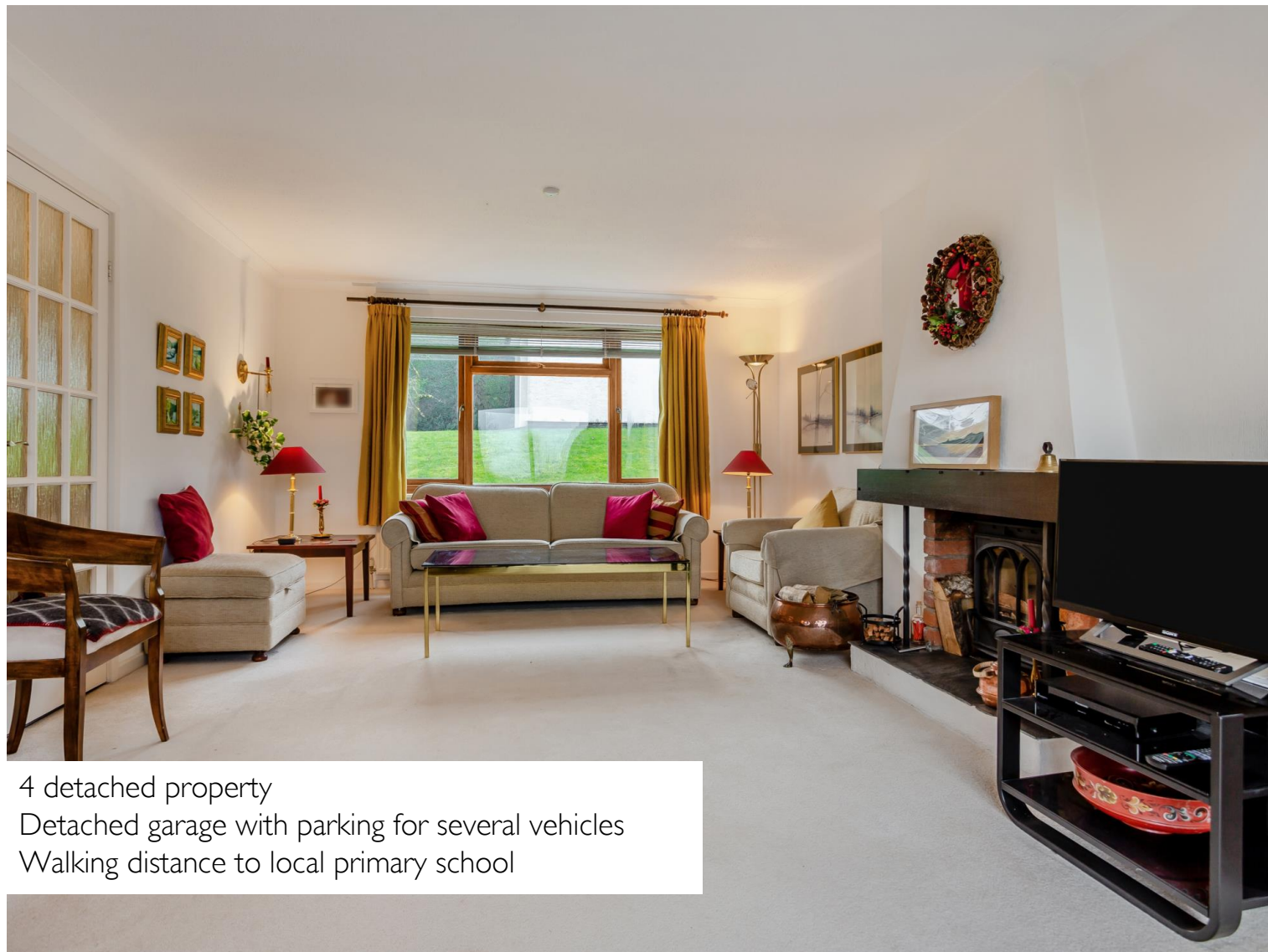
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To book a viewing call 01291 626262



# 15 NEWTON MANOR

Shirenewton, Chepstow, Monmouthshire NP16 6UA



4 detached property  
Detached garage with parking for several vehicles  
Walking distance to local primary school

This is a fantastic four bedroom house offering approximately 1,378 sq ft of living space, with the potential to transform it into any family's dream home. It has not been on the market since it was purchased new in the 1980s, making it a rare opportunity for a new owner to enjoy and customise to their needs.

Shirenewton is a highly sought-after village, making it an excellent place to establish a home. It offers many amenities that appeal to young families, including a good local school, a village hall, and a welcoming village pub. The village retains a strong community vibe, evidenced by its annual village fetes and various groups that utilise the village hall and playing fields. It's a wonderful place to enjoy both a close-knit community and a peaceful rural lifestyle.

This village is situated on the edge of rolling countryside and is within close proximity to Wentwood Forest, one of the largest ancient woodlands in Wales and the ninth largest in the UK. This stunning location offers a wealth of outdoor activities for enthusiasts, including walking, cycling, and sublime hacking, making it an ideal setting for those who enjoy exploring nature.





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## KEY FEATURES

- 4-bed detached property in a sought-after location.
- Walking distance of local primary School
- Ensuite shower to principal bedroom
- Double Garage with electric and parking
- Vacant property
- Great Potential





# STEP INSIDE



As you approach this wonderful property, you'll immediately notice its excellent setting, with steps leading from the private driveway down to the main entrance. The spacious hallway welcomes you into the home and guides you into a bright, airy lounge featuring a cosy log burner and patio doors that open onto the rear garden - ideal for relaxing or outdoor entertaining.

The lounge flows seamlessly into a formal dining area, perfect for family gatherings.

Off the hall, you'll find a modern kitchen equipped with wall and floor units, providing ample worktop space. The high-quality kitchen units offer a durable and attractive finish, with plenty of room for a breakfast table to enjoy casual meals.

The ground floor also benefits from a convenient WC and an additional versatile room, which could serve as a study, snug, or playroom to suit your needs.



The principal bedroom features fitted wardrobes and an en-suite shower room, providing a private retreat.



# STEP OUTSIDE



Set in a peaceful cul-de-sac, this property provides plenty of parking, including a detached double garage, making it perfect for families or those seeking additional space and convenience.

The garden is notably spacious, with plenty of outdoor space at the front that wraps around to the rear. It features mature shrubs and a grassed area, providing a lush and private setting. Positioned higher than the road, you can enjoy lovely views towards the open countryside, creating a peaceful and scenic backdrop.

## INFORMATION

Postcode: NPI 6 6UA  
Tenure: Freehold  
Tax Band: G  
Heating: Oil  
Drainage: Mains  
EPC: D







## DIRECTIONS

On leaving Chepstow, take the A48 heading for Crick, which is approximately 4 miles, passing Marriott St Pierre Golf & Country Club on your left. Continuing on the A48 to Crick and turning right, signposted Shirenewton. On entering the village, turn right at the Tredegar Arms, then follow this road and take the next left into Newton Manor, and the close is the first on the right.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	55	69
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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