



# CHEPSTOW

Guide price **£500,000**



# 6 YEW TREE WOOD

Chepstow, Monmouthshire NP16 6AZ



4-bed modern detached property  
Sizable rear garden  
Wonderful family kitchen and diner

A lovely family home built on the fringes of Chepstow by the reputable developer Charles Church. This executive four-bedroom detached property offers spacious and comfortable living accommodation and is beautifully presented to highlight its finest features.

Located within the popular residential area of Bayfields in the historic market town of Chepstow, this four-bedroom detached house offers modern living in a tranquil setting. Positioned in a quiet part of the development, it is tucked away from the main roads, providing a peaceful retreat. Despite its serene location, the property is within walking distance to Chepstow Community Hospital, local schools, and the town centre, with convenient access to major road routes to Bristol, Newport, and Cardiff.

The estate seamlessly blends urban amenities with the charm of the surrounding countryside, featuring a local children's park within walking distance. Situated on the edge of the development with direct pathway access to woodland walks, this private home combines the best of countryside living with easy connectivity to the M4 and M5 motorways.

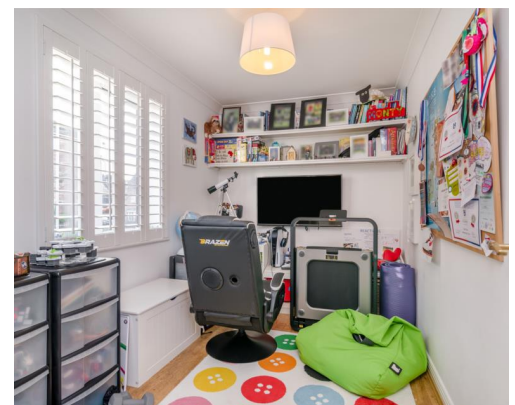
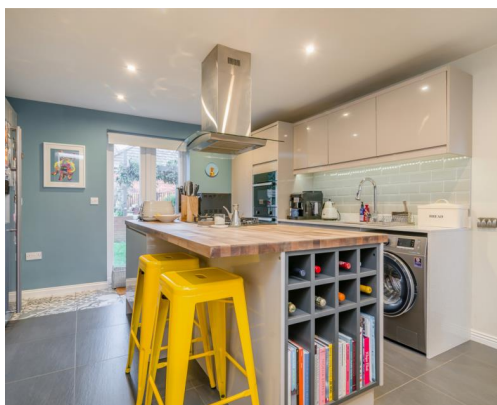


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### KEY FEATURES

- 4 bed Detached property
- Lovely family kitchen, open plan diner
- Ensuite to master bedroom
- Garage and parking.
- Quiet cul-de-sac location



# STEP INSIDE



A lovely family home built on the fringes of Chepstow by the reputable developer Charles Church. This executive four-bedroom detached property offers spacious and comfortable living accommodation and is beautifully presented to highlight its finest features.

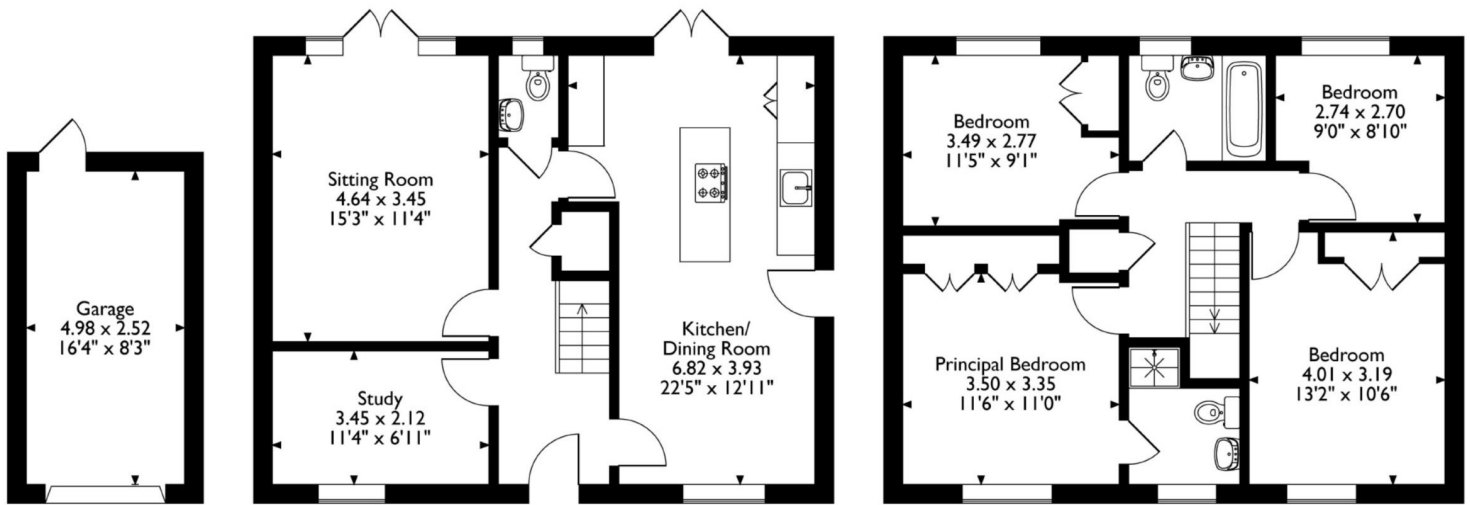
The modern fitted kitchen boasts a charming central island with a natural wooden worktop and Corian countertops on the remaining surfaces, creating a sleek and functional space.

The kitchen opens up to an open-plan dining area, making it perfect for family gatherings.

The sitting room features patio doors that open directly to the lovely rear garden, providing seamless indoor-outdoor living and enhancing the overall appeal of the home.

Additional highlights include a downstairs WC and a separate study or games room

6, Yew Tree Wood, Chepstow, Monmouthshire  
 Approximate Gross Internal Area  
 Main House = 118 Sq M/1270 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 131 Sq M/1410 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, there are three double and a single bedroom with the principal bedroom featuring an en-suite shower room. There is also a modern family bathroom.

This stunning home combines style, space, and practicality in a highly desirable location.

# STEP OUTSIDE



The rear garden is a true delight, featuring mature shrubs and designated patio areas perfect for outdoor entertaining. There is a lovely pergola seating area adorned with climbing plants, alongside well-maintained lawned areas, creating a beautiful and relaxing outdoor space.

#### AGENT'S NOTE:

Drainage pipes run through garden (manhole in garden). Will be subject to development agreement.

## INFORMATION

Postcode: NPI 6 6AZ

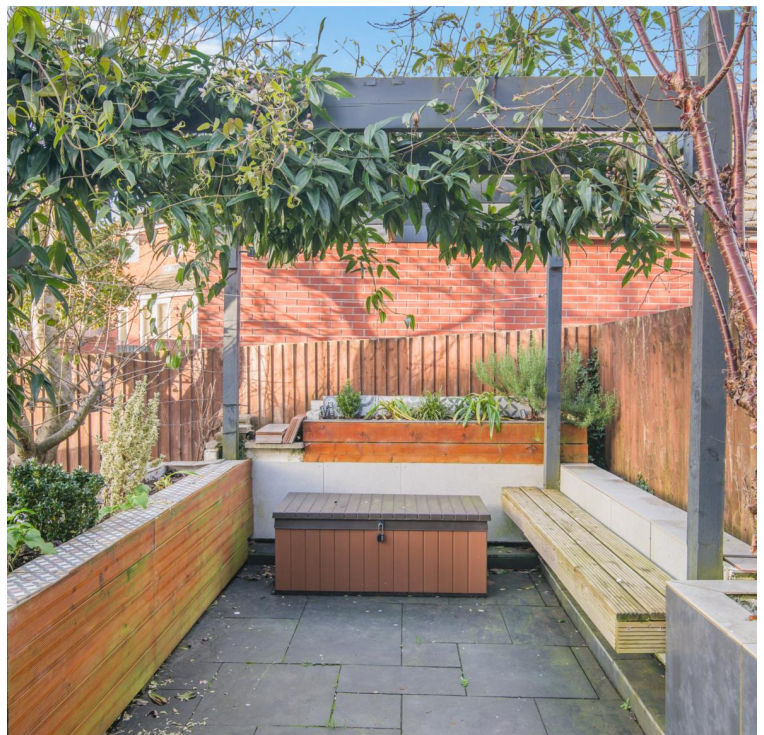
Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right-hand side. Take the next turning left into Barnet Wood. Continue along this road past a large children's play area on your right and an open field to your left, proceed down the hill and take the first on the right into Yew Tree Close, follow this road round to the right, and the property is on the left in the far corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C	76	
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	

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