DIRECTIONS

From our Chepstow office, proceed along the Wye Valley Road into the village of Tintern, turning left at the Wye Valley Hotel. Proceed along this road for approximately 1 mile, turning left towards Catbrook. Proceed without deviation, upon entering the village, follow the road taking the second turning on the right into Coombe Lea, continue to the end of the cul-de-sac where you will find Mulsanne on the right. what3words///chicken.rhino.player

SERVICES

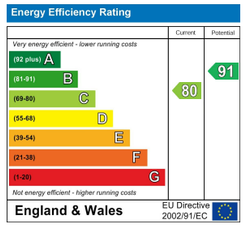
Mains water and electricity are connected. Private drainage. Oil central heating. Privately owned solar panels.
Council tax band I

TENURE - FREEHOLD

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

GROUND FLOOR
2226 sq.ft. (206.8 sq.m.) approx.

1ST FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA : 3354 sq.ft. (311.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

MULSANNE, 5 COOMBE LEA, CATBROOK, CHEPSTOW, MONMOUTHSHIRE, NP16 6UG

4 3 4 C

£875,000

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

Moon & Co are delighted to offer to the market this attractive individually designed four bedroom detached house, situated in the peaceful village of Catbrook, a charming rural community set high above the scenic Wye Valley Area of Outstanding Natural Beauty. The property itself is a substantial and characterful family home offering well-proportioned accommodation throughout. Set within a generous plot, the house is approached via a private driveway with ample parking and enjoys a large, mature garden mainly laid to lawn with patio seating areas, ideal for outdoor entertaining. Inside, the accommodation is arranged over two floors and includes four spacious bedrooms, making it perfectly suited to family living. The principal bedroom benefits from pleasant views over the garden and features an en-suite bathroom and dressing room, with a further bedroom benefitting from an en-suite shower room. At the heart of the home is a spacious, modern open plan kitchen/dinning room, creating a welcoming and sociable space for everyday family life. A utility room and integral access to the double garage add further practicality. The ground floor provides versatile living space with four reception rooms, offering flexibility for modern lifestyles, a comfortable sitting room leads to the conservatory, with a snug, and a study ideal for remote working or hobbies.

The village enjoys a quiet, secluded character surrounded by countryside, located between the historic market towns of Chepstow and Monmouth therefore benefitting from the famous Wye Valley and all it has to offer, with easy commuting from Chepstow at the M48 motorway junction and also from Monmouth onto the A449 and thence onto the M50.

DOUBLE GARAGE
6.12m x 5.61m (20'1" x 18'5")
Gated access to the block paved private driveway providing parking for several vehicles leads to the double garage with electric garage door, having power and lighting. EV charger point. Pedestrian door and window to the garden and courtesy door to the kitchen.

GARDENS
At the front of the property the block paved drive and pathway leads to the entrance porch with lawned areas to either side of the driveway. At the rear is a generous private garden, mainly laid to lawn, offering lots of opportunity for keen gardeners and a spacious patio area which is a perfect spot for entertaining. Raised decorative borders, greenhouse and garden sheds (one with light and power connected). The garden south facing and approximately 0.75 acres and fully enclosed by hedged boundaries.

SERVICES
Mains water and electricity are connected. Private drainage. Oil central heating. Privately owned solar panels.

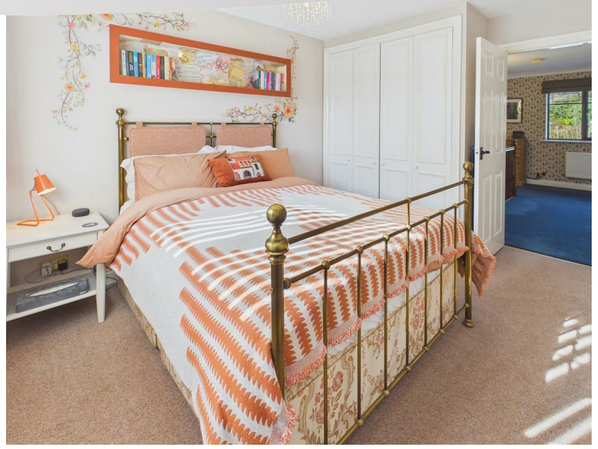
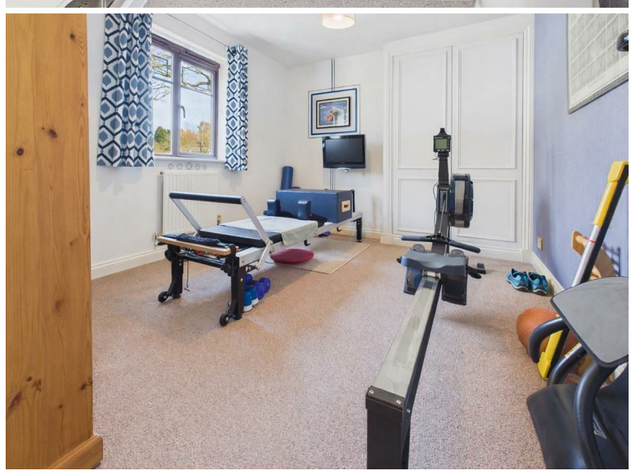
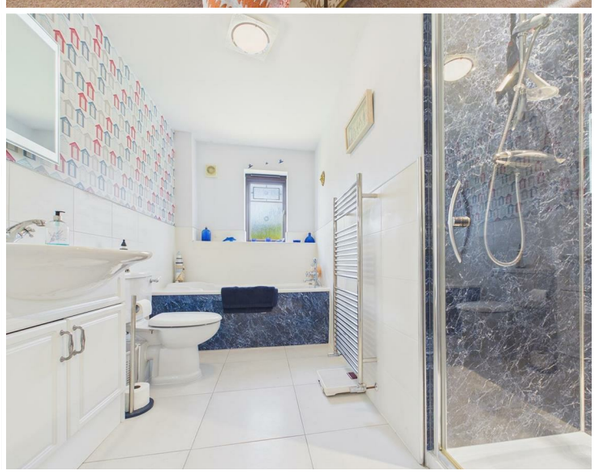
BEDROOM 2
4.83m x 4.34m (15'10" x 14'3")
A light and airy double bedroom with window to rear elevation. Built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM
Comprising a three-piece suite to include a double shower unit with chrome shower attachment, low-level WC and pedestal wash hand basin with chrome taps. Backlit mirror with shaver point. Tiled floor and half tiled walls. Heated towel rail. Window to side elevation.

BEDROOM 3
3.91m x 3.07m (12'10" x 10'1")
A double bedroom with built-in wardrobes and window to rear elevation.

BEDROOM 4
3.96m x 2.90m (13'0" x 9'6")
A double bedroom, currently utilised as a home gym. Built-in wardrobes and window to the front elevation.

FAMILY BATHROOM
Comprising a four-piece suite to include a single shower unit, panelled bath with chrome tap and handheld shower attachment, wash hand basin inset to vanity storage with chrome taps and low-level WC. Backlit mirror with shaver point. Chrome heated towel rail. Half tiled walls and tiled floor. Frosted window to side elevation.

GROUND FLOOR

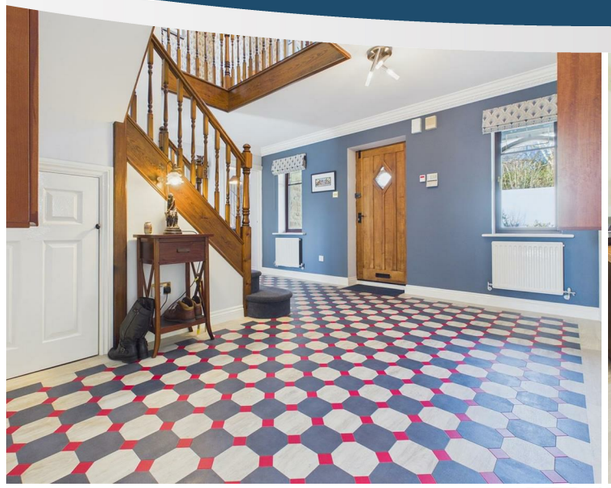
RECEPTION HALL
Wooden entrance door and windows to the front elevation lead into the spacious and welcoming reception hall with Amtico individually designed geometric flooring and Mahogany stairs leading up to the galleried landing. Built-in storage cupboard. Access to all ground floor rooms.

STUDY/OFFICE
3.58m x 2.92m (11'9" x 9'7")
A useful room with bay window to front elevation and Amtico flooring.

SNUG
3.02m x 3.02m (9'11" x 9'11")
Currently utilised as a second home office with windows to front and side elevations. Individually designed flooring.

CLOAKROOM/WC
2.18m x 1.52m (7'2" x 5'0")
Comprising a two-piece suite to include low-level WC and wash hand basin inset to extensive vanity unit with chrome taps. Chrome heated towel rail. Frosted window to side elevation.

SITTING ROOM
6.58m x 4.37m (21'7" x 14'4")
A spacious and light sitting room which is accessed via French doors from the reception hall. Feature fireplace with wood burning stove. Amtico flooring with border detail. Window to side elevation. French doors to:-



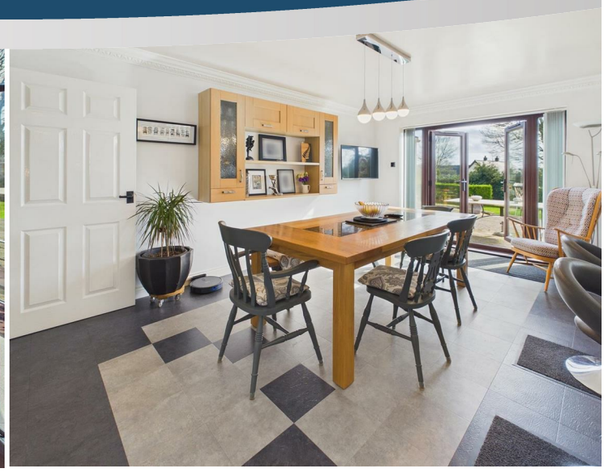
CONSERVATORY
4.01m x 3.96m (13'2" x 13'0")
A fully glazed uPVC conservatory with double doors to the south facing patio and single east facing 'tilt' door. Amtico floor tiling with geometric designed centrepiece.

OPEN PLAN SPACIOUS DINING/KITCHEN/BREAKFAST ROOM
An open plan spacious sociable room which is really the heart of the home. Tiled floor throughout.

DINING AREA
4.93m x 3.51m (16'2" x 11'6")
The dining area has French doors leading out to the patio area and rear garden. Open plan to:-

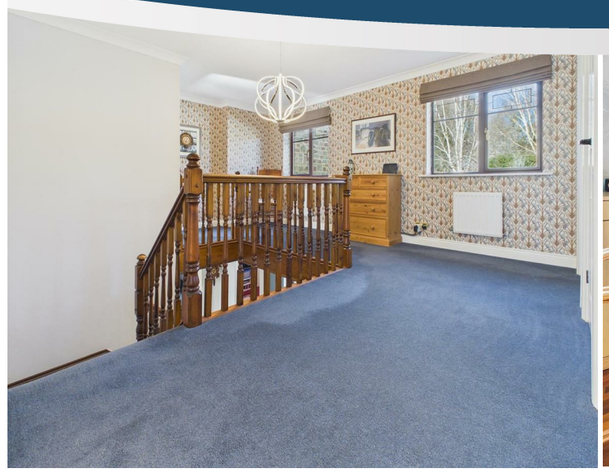
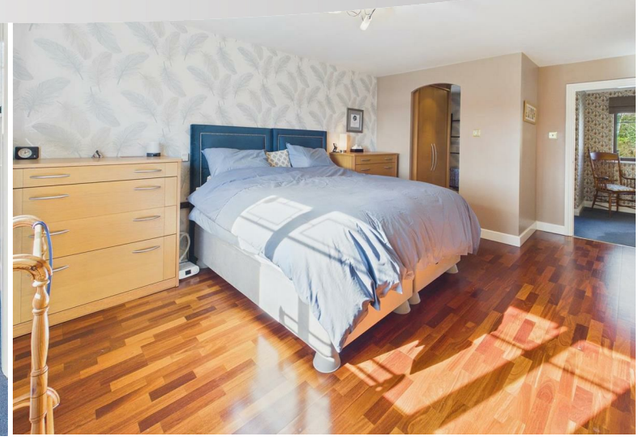
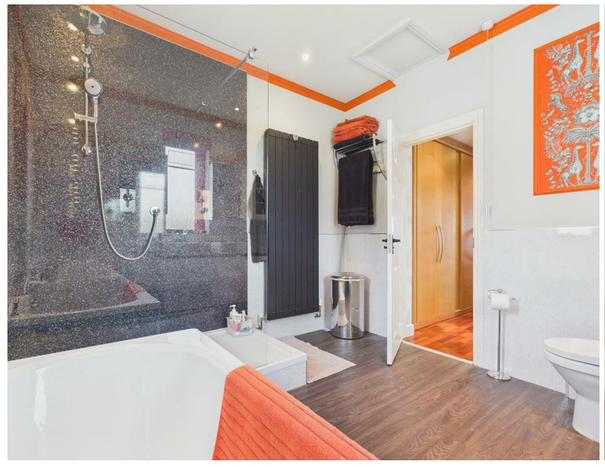
KITCHEN/BREAKFAST AREA
5.56m x 5.31m (18'3" x 17'5")
The kitchen area is fitted with an extensive range of wall and base level units together with a peninsula unit and breakfast bar with granite worktops. Inset enamel one and a half bowl sink with chrome taps. Integrated appliances to include a five ring electric hob with feature extractor hood over, eye level oven and microwave, under counter fridge, full height fridge and full height freezer. Individually designed Amtico flooring. Windows to the rear and front elevations. Courtesy door to the garage and door to:-

UTILITY ROOM
Fitted with a range of wall and base level units with wooden worktop and tiled splashbacks, inset enamel one and a half bowl sink and drainer with chrome taps. Space and plumbing for washing machine and tumble dryer. Window and door to the rear garden.



FIRST FLOOR STAIRS AND GALLERIED LANDING
A really spacious landing with two windows to the front elevation. Airing cupboard and access to the partially boarded and fully insulated loft space with integrated ladder.

PRINCIPAL BEDROOM
5.56m x 4.01m (18'3" x 13'2")
A truly wonderful principal bedroom with window to rear elevation. Built-in wardrobes. Hardwood flooring. Access to:-

DRESSING AREA
2.46m x 1.80m (8'1" x 5'11")
Window to side elevation and a further range of built-in wardrobes. Door to:-

EN-SUITE BATHROOM
Comprising of a four-piece suite to include a double shower with glass shower screen, rainfall and handheld chrome shower attachments, double ended panelled bath with chrome taps, dual wash hand basins with chrome taps inset to vanity storage unit with two mirror fronted bathroom cabinets above (one with shaver point) and low-level WC. Chrome heated tower rail and full height black, feature radiator. Double glass fronted wall storage cupboards with shaver point. Half boarded walls and tiled floor. Windows to front and side elevations.