



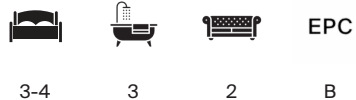
OLD OAKS, DEVAUDEN

Monmouthshire



OLD OAKS, DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6PE

Old Oaks is a beautifully converted, eco-efficient barn set in approximately 7 acres of idyllic countryside—rich in character, wonderfully flexible, and just 7 miles from Chepstow and the Severn Bridge.



Local Authority: Monmouthshire Council

Council Tax band: H

Tenure: Freehold

Paddocks, stables, approx. 7 acres

Mains electricity, private drainage, oil fired central heating, solar panels, CCTV, EV charging, broadband.

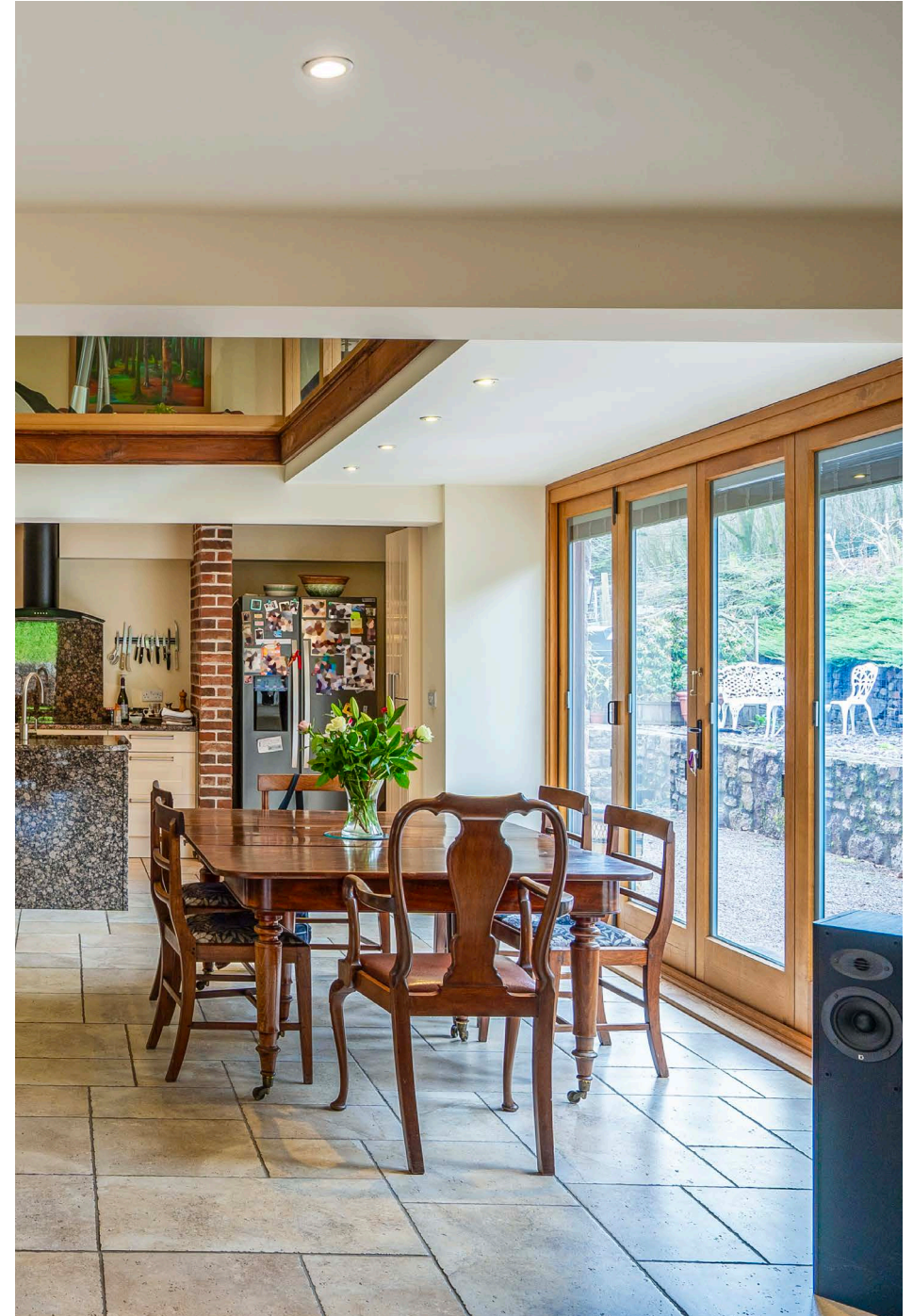
Guide price: £1,250,000



THE PROPERTY

Old Oaks is a comparatively rare example of a barn conversion done beautifully well. It is an outstanding, eco efficient home full of character and charm sitting in grounds of approximately 7 acres in a glorious rural setting yet only 7 miles from the Severn Bridge and the market town of Chepstow. The flexible accommodation could offer 5 bedrooms but currently comprises 3/4 bedrooms, 3 bathrooms, vast open plan kitchen/living/dining room with a feature wood burner, spacious galleried landing/reception room, sitting room/bedroom 4, pantry, utility room, large walk in store room presently used as an office and a selection of outbuildings.

Set behind two sets of electronic gates, Old Oaks is not listed and is approached via its winding driveway through the grounds to an area of ample parking at the front of the house with an island turning circle.









Constructed by the current owner back in 2009, the house is served by oil fired central heating and hot water with a double immersion heater as a back up. There is underfloor heating throughout on both floors although we are advised this is rarely used due to the higher specification of wall, floor and roof insulation, double glazed windows throughout and triple glazed velux windows in the roof. All fenestration has integral electronic blinds.

The water, sourced from the property's own borehole, is treated through a pH correction unit and water softener and the solar panels offer the option to turn the electricity to the home's supply through its own battery storage system. There is also an EV point and a CCTV security system.







OUTSIDE

The grounds and views at Old Oaks are beautiful with paddocks and fields already divided by fencing. The views are far reaching and there is a portion of the boundary shared with stunning, ancient woodlands managed by the Welsh Forestry Commission, Natural Resources Wales.

There are ample terrace areas, stables and storage. The former is served by a large electronic canopy and there is electricity and water in the stables. There are 4 water and electricity points in the garden and all exterior lighting can be controlled remotely from the house.





SITUATION & DIRECTIONS

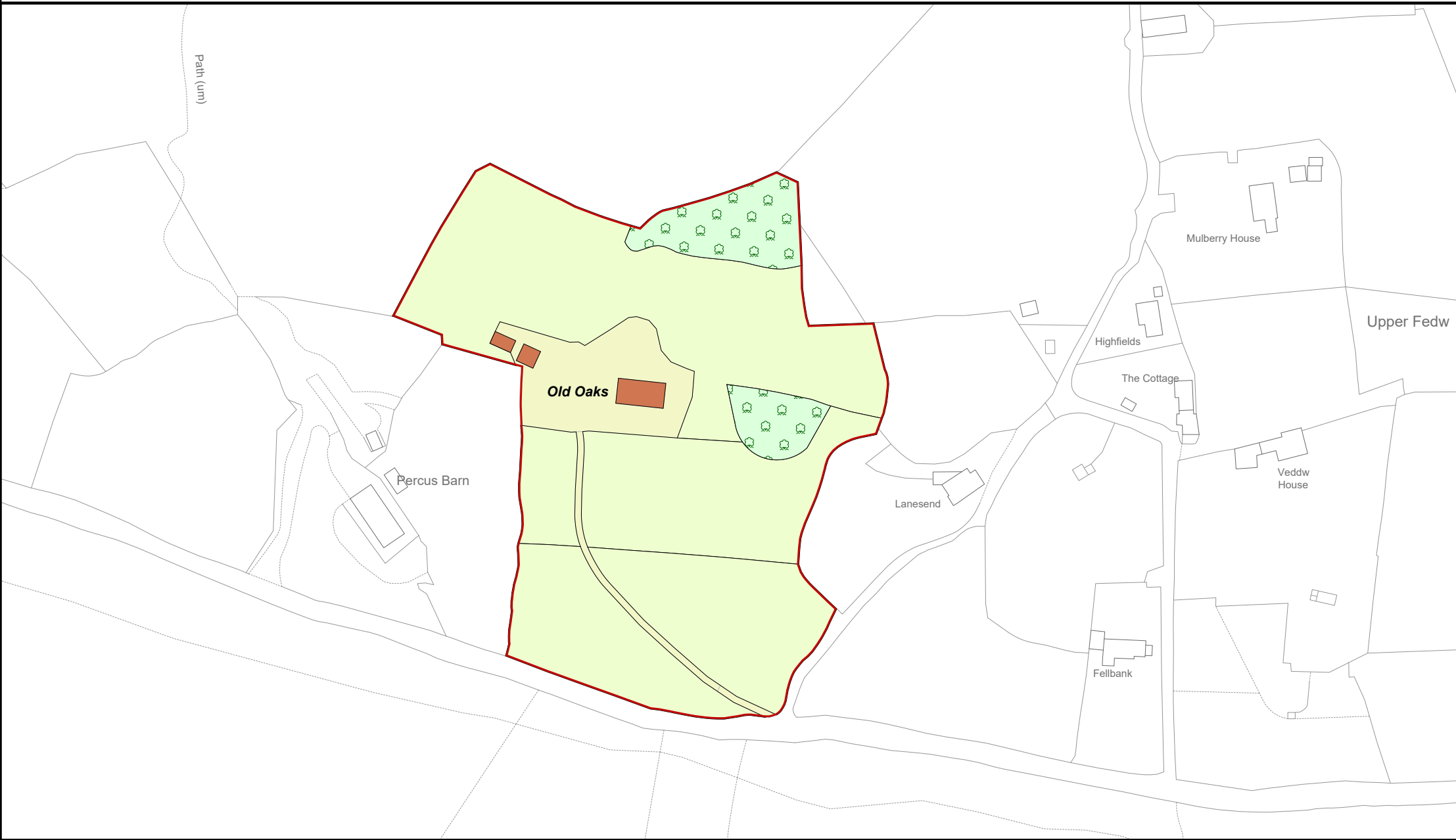
Old Oaks is situated south east of the popular village of Devauden which is served by a local shop, church, playground and ever busy village hall; all within reasonable walking distance. Devauden is a village and community in Monmouthshire, southeast Wales. It is located between Chepstow and Monmouth near the top of the Trellech ridge on the B4293 road.

From Chepstow, follow the A466 north past the racecourse on your right. Turn left after The Piercefield public house on to the Devauden Road. After just under 3 miles the property is signposted on the right, just after the signs for Veddw and just prior to entering the village.



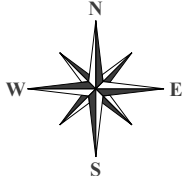


Old Oaks



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Date: 09:04:26
Drawn By: BR
Scale: 1:2000 @ A4
Plan Ref: 21335

Title
Old Oaks

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Old Oaks

Devauden Chepstow, NP16 6PE

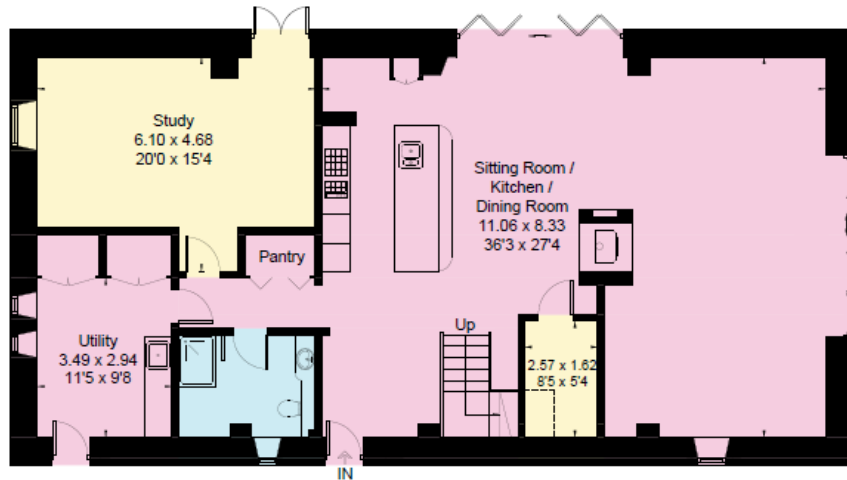
Gross Internal Area (Approx.)
 Main House = 282.6 sq m / 3042 sq ft
 Outbuilding = 31.2 sq m / 336 sq ft
 Total Areas = 313.8 sq m / 3378 sq ft
 (Excluding Void / Open Area)



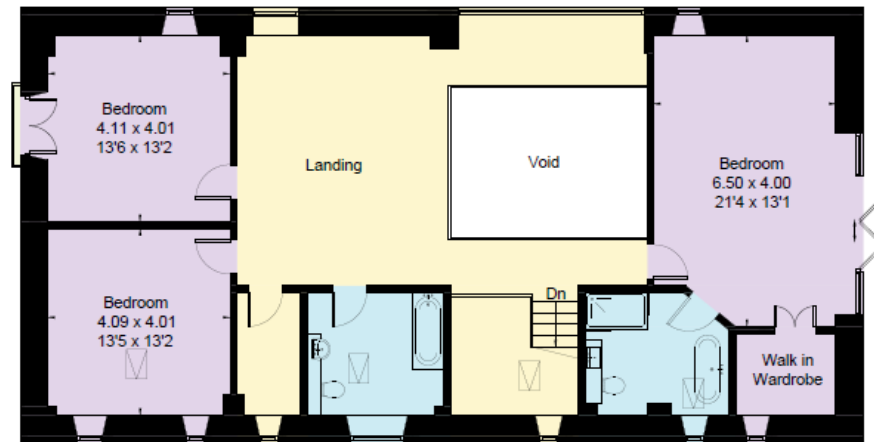
Stables
 (Not Shown In Actual Location / Orientation)

Stables
 (Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor

Approximate Gross Internal Area = 282.6 sq m / 3042 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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