



**DIRECTIONS** From our Chepstow office proceed along the A48 towards Newport, upon entering the village of Crick take turn right to Shirenewton. Proceed up the main road into the village, as you enter the village you will find Holly Cottage on your right hand side just before the Churchyard.

#### SERVICES

All mains services are connected to include mains gas central heating.

#### TENURE - FREEHOLD

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

Disclaimer  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

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 fact.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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**2 Holly Cottages Shirenewton, Chepstow, Monmouthshire,  
NP16 6RJ**

**£535,000**





Description

2 Holly Cottages comprise of a sympathetically extended and restored semi-detached period cottage, located in the heart of established and sought after village of Shirenewton, which benefits from a good range of local facilities to include the local village primary school. Chepstow is nearby with appropriate schooling and shopping facilitates with the M48 motorway bringing Cardiff and Bristol within commuting distance. Shirenewton also benefits from being in a delightful rural location with many pretty countryside walks nearby. The accommodation has been extended and improved over the recent years to now provide good size family accommodation with period features and a contemporary edge.

Accommodation

GROUND FLOOR

ENTRANCE HALL

13'9" x 11'4"  
With window and door to side elevation. Exposed slate flooring. Wood-burning stove. Understairs storage cupboard. Stairs off: -

CLOAKROOM/WC

With low level WC and wash hand basin.

STUDY/BEDROOM 4

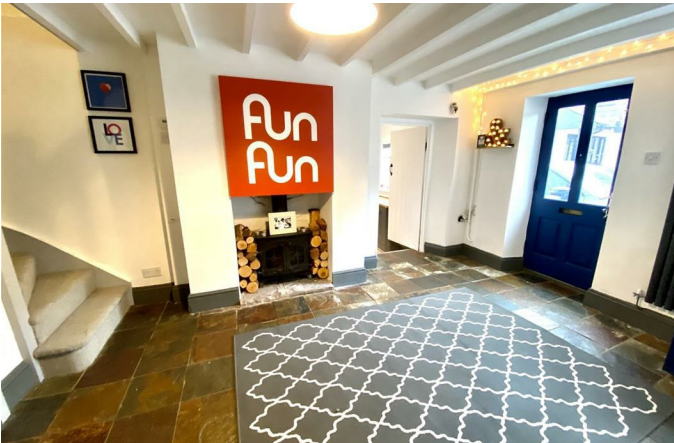
15' x 12'3"  
With windows to front elevation with shutters. Attractive exposed fireplace.

KITCHEN/FAMILY DINING ROOM

20'5" x 16'8"  
A really stylish and well appointed kitchen with recently updated range of units, to include large island, integrated dishwasher, fridge/freezer, plumbing for washing machine. Attractive hardwood work surfaces to complement the hardwood flooring. Two windows to side elevation and French doors to rear garden.

DRAWING ROOM

16'7" x 15'9"  
An attractive principal reception with high ceiling contemporary wood-burning stove, two windows to side elevation, French doors to rear sun terrace.



FIRST FLOOR STAIRS AND LANDING  
With loft access point.

BEDROOM 1

16'4" x 12'7" maximum  
With windows to front and side elevation. Extensive range of bespoke built-in furniture.

BEDROOM 2

11'6" x 10'3"  
With window to rear elevation.

BEDROOM 3

11' x 10'  
With window to side elevation.

BATHROOM

Appointed with a four piece suite comprising panelled bath, low level WC, step-in shower cubicle and wash hand basin. Heated towel rail. Window to rear.

OUTSIDE

GARDENS

With side driveway offering parking for two vehicles. The majority of the gardens are to the rear of the property. Leading from the kitchen is an attractive courtyard sun terrace leading then to the large lawned area of garden running behind the house, with attractive views towards the village of Itton. With lower paved seating area as well as extensive range of useful storage sheds.

