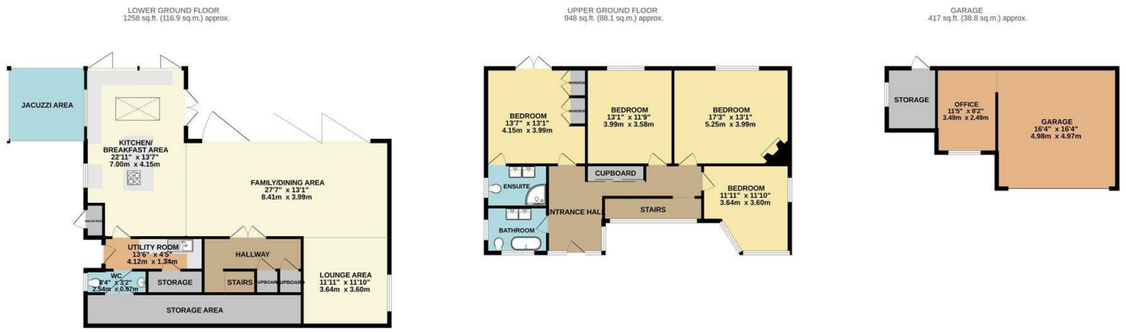
DIRECTIONS

From our Chepstow office, proceed up the High Street through the arch into Moor Street, turning left at the junction onto the A48, continue along the road taking the next left, signposted Tutshill. Proceed along this road, at the roundabout turn right onto Coleford Road, passing through Woodcroft and proceed up the hill taking the right-hand turn for Boughspring. Proceed along this road where on the second cluster of houses you will find the property on the right-hand side.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 2623 sq.ft. (243.7 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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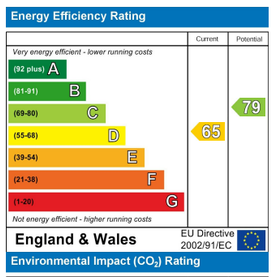


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.

MOON&CO

THE SLADE, BOUGHSPRING LANE, TIDENHAM, CHEPSTOW, GLOUCESTERSHIRE, NP16 7JL

4 2 2 D

£825,000

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

The Slade, situated in a sought-after hamlet, has recently undergone an extensive programme of renovation, creating a stylish and contemporary home that combines modern living with an exceptional setting. The property offers a distinctive and highly versatile layout, with four beautifully appointed bedrooms occupying the upper ground floor, while the lower ground floor is centred around an impressive open-plan kitchen, dining and living space which opens out onto charming outside seating areas with stunning views — perfectly designed for both relaxed family living and entertaining. A separate utility room and cloakroom add further practicality.

Throughout the property, carefully considered accommodation is complemented by spectacular views across the surrounding countryside and towards the Severn Estuary. The combination of exceptional views, contemporary interiors and generous living spaces creates a home of considerable appeal, offering a wonderful blend of modern luxury, comfort and tranquillity. Situated within a generous plot with large parking area, double garage and good size gardens predominately laid to lawn.

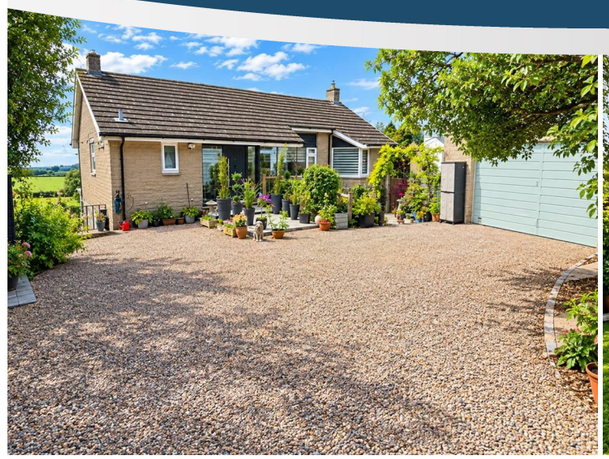
Situated in Boughspring, having a number of facilities close at hand in nearby Tutshill, including primary school, Dean Close St Johns Preparatory School, a convenience store, and a well-established, family run butcher's shop, with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

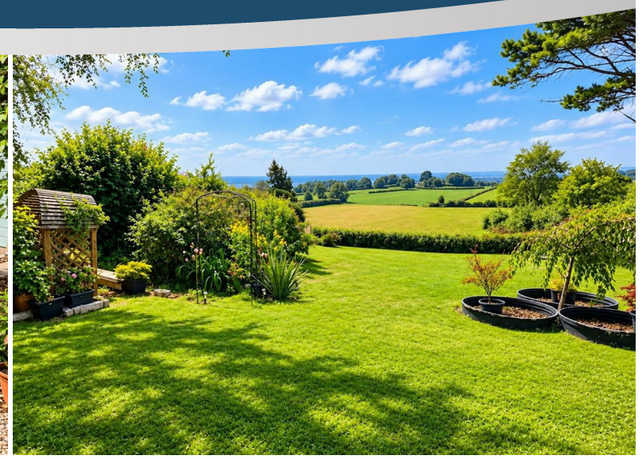
GARAGE
Stone chipped driveway providing parking for several vehicles leads to a double garage which has an additional storage room/workshop within and an external lean to. The garage also has a full length and width loft space for further storage, with access through the gable end. The garage offers potential for development to a separate or linked annex subject to planning.

GARDENS
To the front a number of mature trees, shrubs and flowering plants with decorative patio area which leads up to the front door. To the rear is a south facing spacious garden mainly laid to lawn with hedge boundary, apple trees and mature planting along with a pond. There is a patio area and a second seating area perfect for dining and entertaining. To the side is another seating area and a hot tub. All with stunning views towards both Severn crossings and Severn Estuary.

SERVICES
Mains water and electricity. Oil fired central heating. Private drainage (cesspit).
Council tax band G.

AGENTS NOTE
Please note that some images were enhanced using AI.



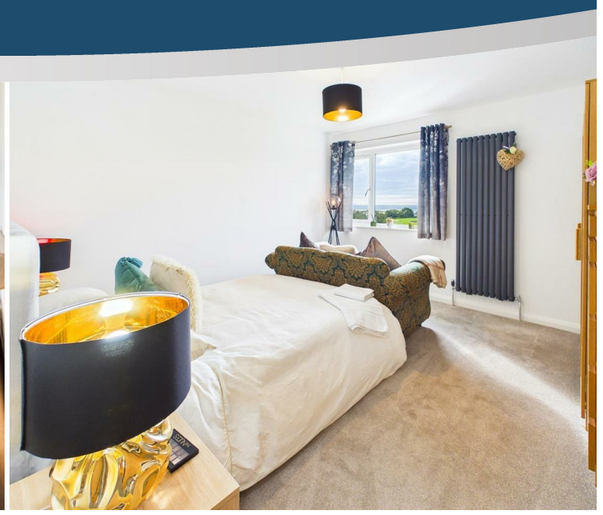
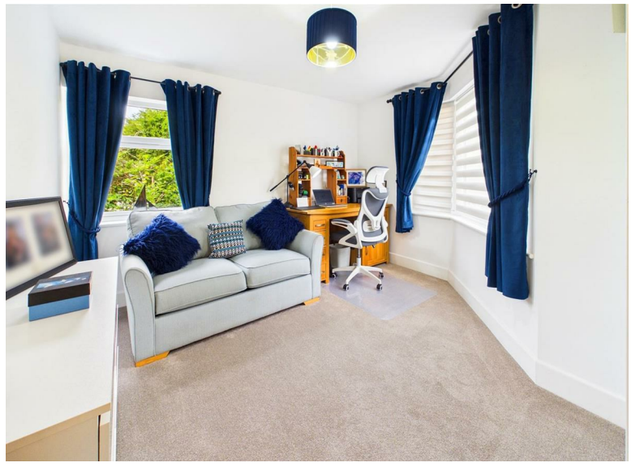


BEDROOM 2
5.26m x 3.99m (17'3" x 13'1")
Spacious double bedroom with picture window to rear offering views over surrounding countryside and towards the River Severn. Stone fireplace with wood burner.

BEDROOM 3
3.99m x 3.58m (13'1" x 11'9")
A double bedroom with window to rear elevation with views.

BEDROOM 4
3.38m x 3.61m maximum (11'1" x 11'10" maximum)
A corner double bedroom currently utilised as a home office, with two windows to the front and the side elevations.

FAMILY BATHROOM
Appointed with a three-piece suite comprising panelled double ended bath with a chrome mix tap, low-level WC and twin wash hand basins both with chrome taps inset to vanity storage. Chrome heated towel rail. Frosted windows to front and side elevations.

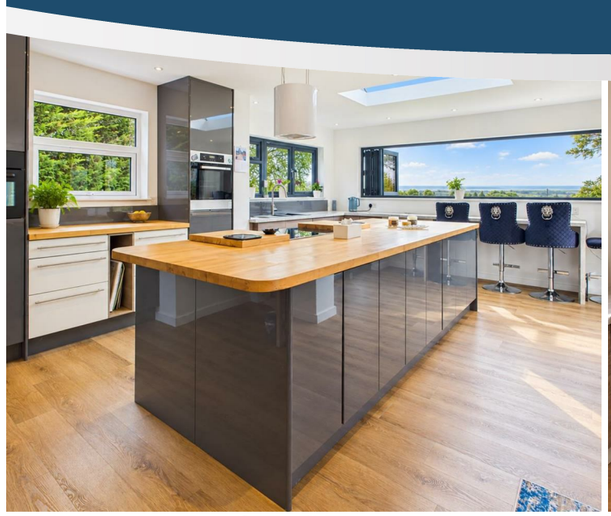



LOWER GROUND FLOOR

HALLWAY
With stairs to upper ground floor. Two under stairs storage cupboards. Wood effect flooring.

KITCHEN/DINING/LIVING ROOM
Stunning open plan space flooded in natural light, offering amazing views towards open countryside, River Severn and Estuary beyond.

KITCHEN/BREAKFAST AREA
6.99m x 4.14m (22'11" x 13'7")
Appointed with a range of base level storage units and full height cupboards with wooden and concrete effect work surfacing over and upstands. One and a half bowl and drainer sink unit. Central island with wooden worktop and inset four ring induction hob with feature extractor over. Integrated dishwasher, eye level oven and separate microwave along with space for American style fridge/freezer. Breakfast bar. Two windows to side, feature bi-fold window to rear, French doors to side along with roof skylight.

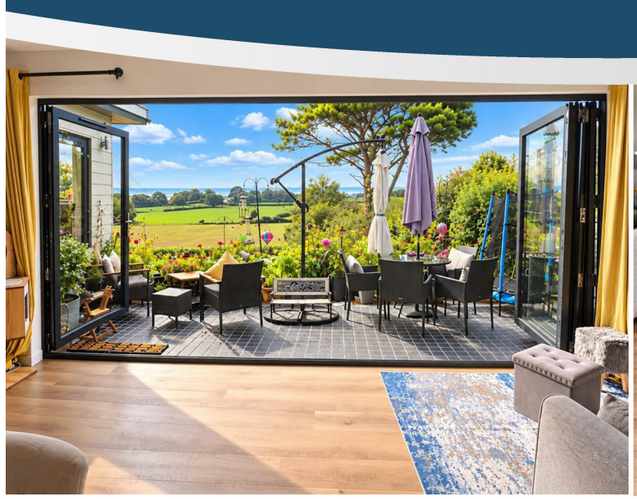
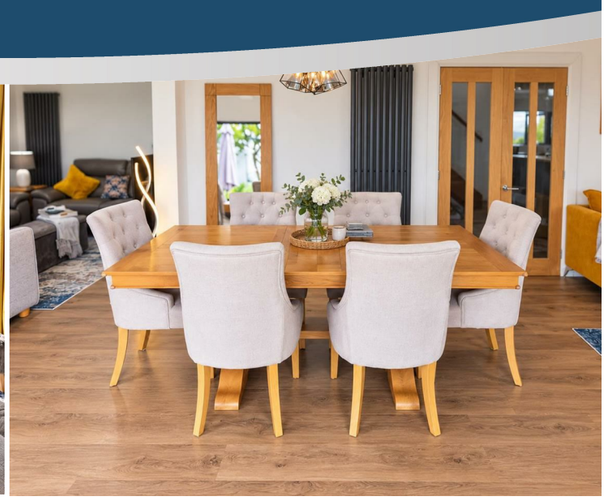


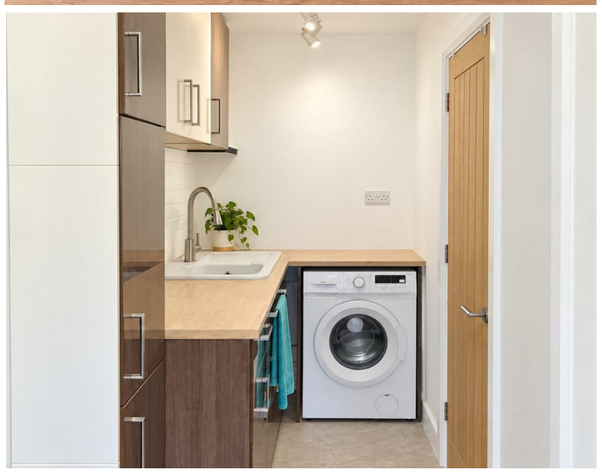
FAMILY/DINING AREA
8.41m x 3.99m (27'7" x 13'1")
Sociable space with bi-fold doors to rear garden.

LOUNGE AREA
3.63m x 3.61m (11'11" x 11'10")
With window to side, and access through the bi-fold doors to the terrace and rear garden.

UTILITY ROOM
4.11m x 1.35m (13'6" x 4'5")
With a range of storage units and work surfacing with inset ceramic one bowl and drainer sink unit with mixer tap. Space and plumbing for washing machine. Tiled flooring. Door to storage cupboard. Half glazed door to side elevation.

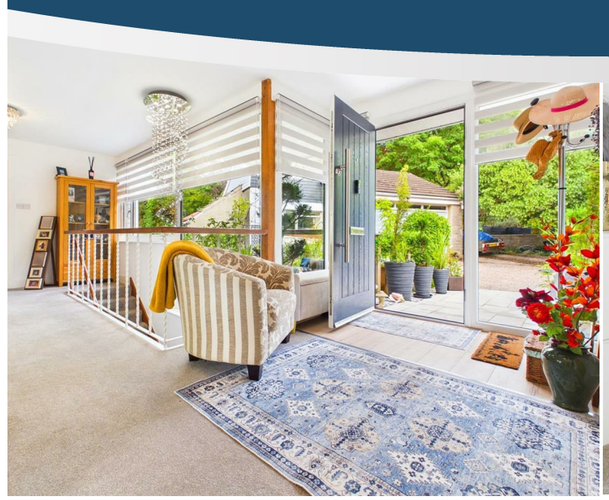
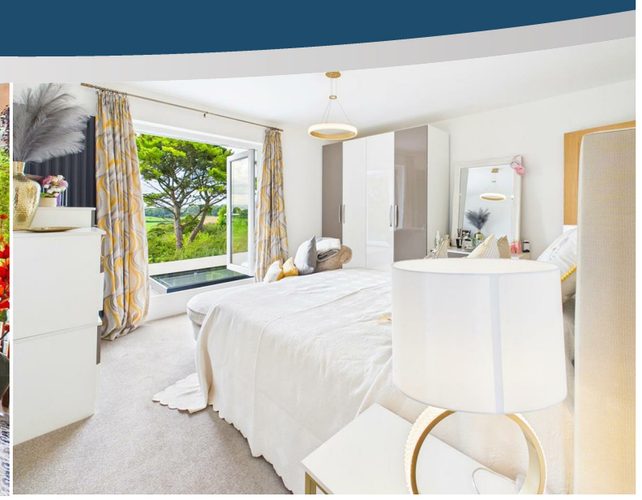
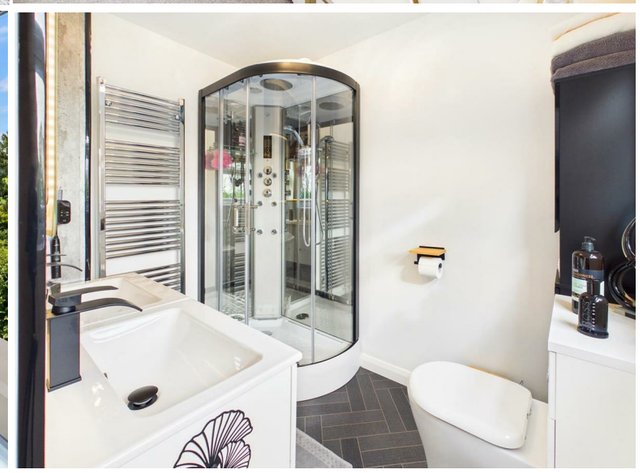
CLOAKROOM/WC
With low-level WC and wash hand basin with chrome mixer tap inset to vanity storage unit. Frosted window to the side. Access to large eye-level storage space also housing water softner.



STAIRS TO UPPER GROUND FLOOR AND ENTRANCE HALL

ENTRANCE HALL
Spacious light and airy entrance hall with composite front door and two full height windows to either side along with a large picture windows to front. Storage cupboard with sliding mirrored doors.

PRINCIPAL BEDROOM
4.14m x 3.99m (13'7" x 13'1")
A double bedroom with French doors to rear, providing stunning views over the open countryside. Access to: -

EN-SUITE SHOWER ROOM
Appointed with a three piece suite to include twin wash handbasin inset to vanity storage with matte black taps, low-level WC and a corner body jet shower enclosure with steam, music, overhead rainfall and chrome shower attachments. Heated mirror with light and Bluetooth. Chrome heated towel rail. Window to side elevation.