



DIRECTIONS

From our Chepstow office, proceed up the High Street through the arch into Moor Street, turning left onto the A48. Proceeding down the hill through the traffic lights, continue over the bridge, take the next left, signposted Tutshill. Proceed along Gloucester Road, go straight across two mini roundabouts, where you will find the property on your left-hand side.

SERVICES

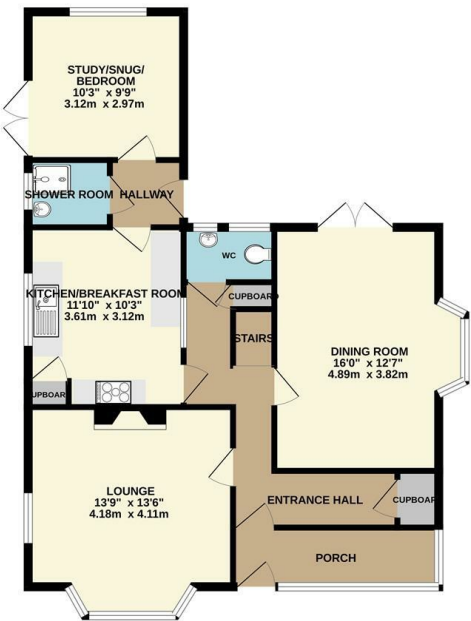
All mains services are connected to include mains gas central heating.
Council tax band D.

TENURE - FREEHOLD

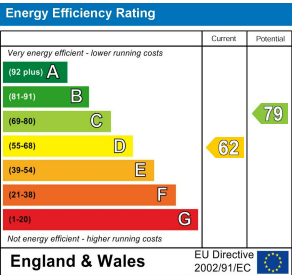
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TUTSHILL HOUSE, CASTLEFORD HILL, TUTSHILL,
CHEPSTOW, GLOUCESTERSHIRE, NP16 7LE

4 3 2 D

£375,000

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

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.

Offered to the market with the benefit of no onward chain, this individually designed character property occupies a fantastic position within the desirable village of Tutshill. The property offers deceptively spacious and versatile living accommodation arranged over two floors and currently comprises to the ground floor; a front entrance porch leading into a reception hall, well proportioned lounge with feature bay window, second reception room/dining room also with feature bay window, kitchen/breakfast room, cloakroom/WC, third reception room/fourth bedroom as well as a shower room, whilst to the first floor there are three very good size double bedrooms and two shower rooms. The property further benefits off street parking to the front as well as spacious wrap around low maintenance gardens offering fantastic further potential depending on requirements. The property is in need of some renovation and modernisation but is sizeable and offers fantastic potential for a variety of markets to create a fantastic home in a popular village location. There is also excellent potential to reconfigure the existing layout to create open plan living and indeed extend if desired, subject to the necessary consent.

Being situated in Tutshill a range of facilities are close at hand to include primary and secondary schools, Cafe, well-renowned butchers and Morrisons daily, with a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

SHOWER ROOM 1

A good sized room offering the potential to install a bath if required. Currently comprising a large walk-in shower cubicle with mains fed shower unit, WC and pedestal wash hand basin with tile splashback. Frosted window to the rear elevation.

SHOWER ROOM 2

Comprising a large walk-in shower cubicle with mains fed shower unit, low-level WC and pedestal wash hand basin with tiled splashback. Frosted window to the side elevation.

OUTSIDE

The property is approached via a private gated pedestrian access with steps leading down to the front garden area mainly laid to tarmac and paving slabs for easy low maintenance and a mature rockery with a pedestrian pathway to the front entrance of the property. Open side access to one side leading to the gardens which are sizeable and wrap around to one side and to the rear of the property, mainly laid to lawn. The rear garden is fully enclosed by timber fencing to all sides and at the rear there is a sizeable paved patio area providing a perfect private sunny spot ideal for dining and entertaining, enjoying a southerly aspect. Furthermore there is access to the other side of the property where there is an additional low-maintenance garden area.

SERVICES

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



STUDY/SNUG/BEDROOM

3.12m x 2.97m (10'3 x 9'9")

A further versatile room with French doors to the side elevation and a window to the rear elevation. Currently utilised as a storeroom but could make for an ideal ground floor bedroom or indeed further reception space.

FIRST FLOOR STAIRS AND LANDING

A lovely light and airy landing with a feature arch window to the rear elevation flooding natural light. Loft access hatch. Built-in airing cupboard with inset shelving.

PRINCIPAL BEDROOM

4.19m x 4.11m (13'9" x 13'6")

A larger than average double bedroom enjoying a dual aspect with a bay window to the front elevation overlooking the village green and window to the side elevation. Potential to divide this room to create an en-suite or dressing area if required.

BEDROOM 2

3.61m x 3.30m (11'10" x 10'10")

A good sized double bedroom enjoying a dual aspect to the side and the rear elevations. Feature fireplace.

BEDROOM 3

4.14m x 2.41m (13'7" x 7'11")

A good sized double bedroom again enjoying a dual aspect to the front and side elevations.

AGENTS NOTE

Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.

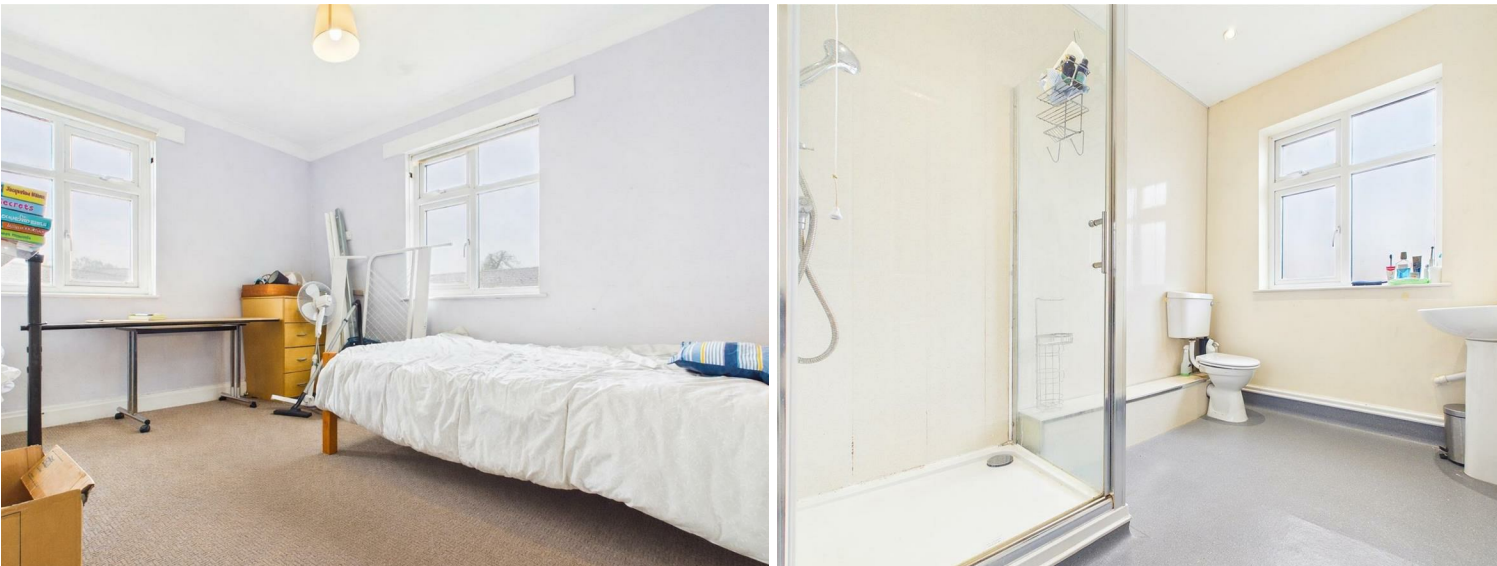
GROUND FLOOR

ENTRANCE PORCH

A uPVC entrance door leads into the front porch providing an ideal storage area with windows to the front and side elevations. Internal original door leads through to:-

ENTRANCE HALL

A really welcoming reception space full of character with feature original quarry tile flooring and half-panelled walls. Half-turn staircase leading to first floor landing. Door leading to a useful built-in storage cupboard and a further built-in under stairs storage cupboard. Step down to:-



CLOAKROOM/WC

With low-level WC and a wall-mounted wash hand basin. Feature quarry tiled floor and half-tiled walls. Two frosted windows to the rear elevation.

LOUNGE

4.19m x 4.11m (13'9" x 13'6")

A well proportioned reception room enjoying a dual aspect with a feature bay window to the front elevation and a window to the side elevation. Feature cast iron fireplace with attractive tile surround.

DINING ROOM

4.88m x 3.84m (16'0" x 12'7")

A further well proportioned formal reception room again enjoying a dual aspect with a feature bay window to the side and French doors leading out to the rear garden. Feature fireplace. This room offers fantastic versatility currently utilised as a sitting room but could also be used as either a ground floor bedroom or a formal dining space depending on requirements.

KITCHEN/BREAKFAST ROOM

3.61m x 3.12m (11'10" x 10'3")

An extensive range of fitted wall and base units with ample laminate worktop, laminate splashback and inset stainless steel sink with drainer and mixer tap. Freestanding gas range cooker with double electric oven and grill. Space for a freestanding full height fridge/freezer and space and plumbing for washing machine. Worcester Bosch gas combi boiler. Useful built-in storage cupboard. Feature quarry tiled floor. Plenty of space for dining table and chairs. Window to the side elevation overlooking the gardens and a window to the rear elevation. Step down to:-

INNER HALL

With feature quarry tiled floor and door to the side elevation. Access to shower room and family room.

SHOWER ROOM

Comprising a walk-in shower cubicle with electric shower and wash hand basin inset to vanity unit. Fully tiled walls and quarry tiled floor. Frosted window to the side elevation.

