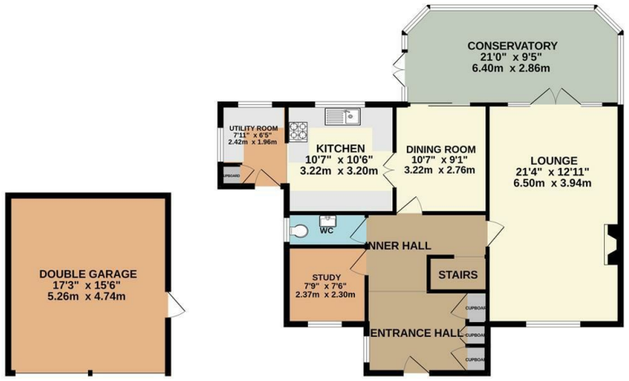
DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto Welsh Street. Continue to the roundabout turning left and then taking the first right towards Shirenewton. Proceed along this road where upon entering the village of Shirenewton take the left hand turn. Proceed along this road taking the right towards the local primary school, next available left and then first left again into Newton Manor where following the numbering you will find the property in the cul-de-sac.

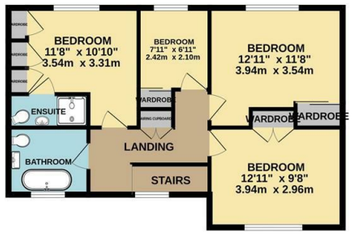
TENURE - FREEHOLD

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

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1884 sq.ft. (175.0 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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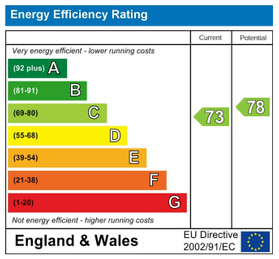
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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

2 NEWTON MANOR, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6UA

4 2 3 C

£599,950

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

This detached family house occupies a pleasant position within this popular development in the established and sought after village of Shirenewton. The property has been extended and updated and is presented to a very high standard, offering to ground floor large entrance hall, three reception rooms, conservatory, well-appointed kitchen along with the utility room, whilst to the first floor four bedrooms, en-suite shower room and family bathroom. A standout feature is the beautifully established, mature garden.

Shirenewton itself offers a well-regarded primary school, historic church, popular gastro pub, an active village hall, and recreation grounds. The property is conveniently located approximately five miles from Chepstow and the M48 Severn Bridge, providing excellent transport links for commuters travelling to Bristol, London, Newport, and Cardiff.

GROUND FLOOR

ENTRANCE HALL
A very impressive reception area which has been extended to create a lovely open space as you enter the property, with fitted full height storage cupboards. Window to the side elevation and archway through to:-

INNER HALL
A further hallway with stairs to the first floor.

CLOAKROOM/WC
Comprising of a two-piece suite to include low-level WC and wash hand basin. Fully tiled walls and tiled floor. Window to side elevation.

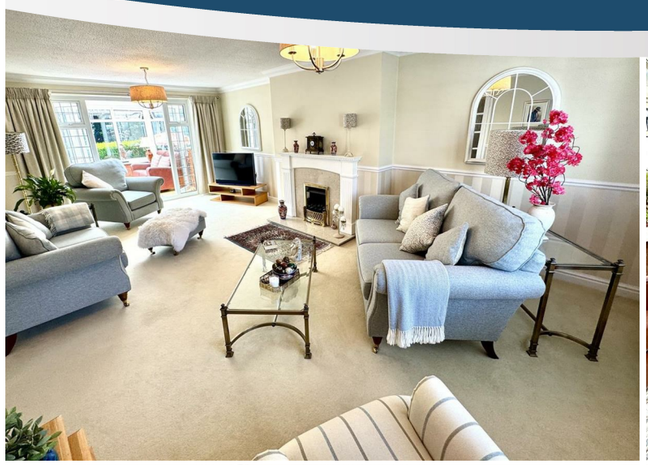
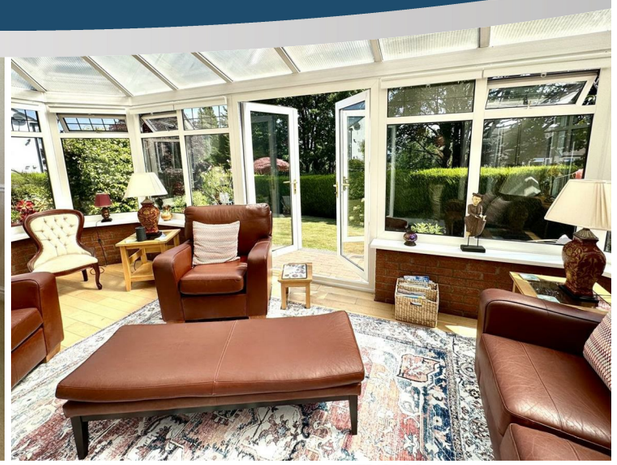
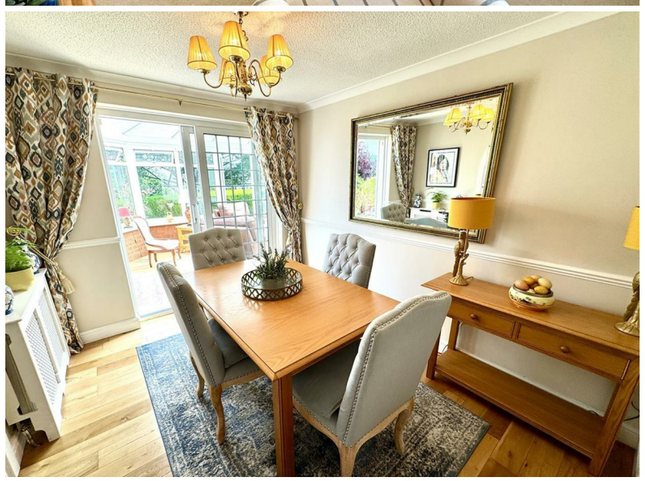
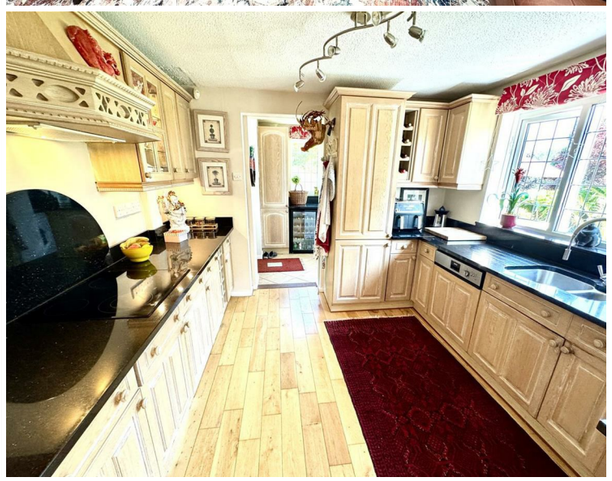
STUDY
2.36m x 2.29m (7'9" x 7'6")
With window to the front elevation.

LIVING ROOM
6.50m x 3.94m (21'4" x 12'11")
A bright an airy main reception room with window to the front elevation and feature fireplace with marble hearth. Double doors to:-

CONSERVATORY
6.40m x 2.87m (21'0" x 9'5")
A good size conservatory with French doors leading out to the attractive gardens. Wood effect flooring and sliding patio doors leading to:-

DINING ROOM
3.23m x 2.77m (10'7" x 9'1")
A formal dining room with wood effect flooring and double doors to:-

KITCHEN
3.23m x 3.20m (10'7" x 10'6")
Appointed with a matching range of base and eye level storage units with ample granite work surfacing over and upstands. Inset one and a half bowl sink with mixer tap. Four ring ceramic hob with feature extractor hood over and eye-level double oven. Integrated dishwasher. Wood effect flooring. Window to rear elevation. Open to:-

UTILITY ROOM
2.16m x 1.96m (7'1" x 6'5")
Fitted with a range of base and eye level units with granite worktops. Space and plumbing for washing machine and tumble dryer. Drinks cooler. Fitted cupboard. Tiled floor. Door to front elevation and dual aspect windows to the rear and side elevations.

FIRST FLOOR STAIRS AND LANDING
Spacious landing with window to front elevation and airing cupboard.

PRINCIPAL BEDROOM
3.56m x 3.30m (11'8" x 10'10")
Window to rear elevation and built-in wardrobe. Door to:-

EN-SUITE SHOWER ROOM
Tastefully decorated with a large double shower unit with rainfall overhead shower, low-level WC and pedestal wash hand basin. Fully tiled walls and tiled floor.

BEDROOM 2
3.94m x 3.56m (12'11" x 11'8")
A double bedroom with window to the rear elevation and a range of built-in wardrobes.

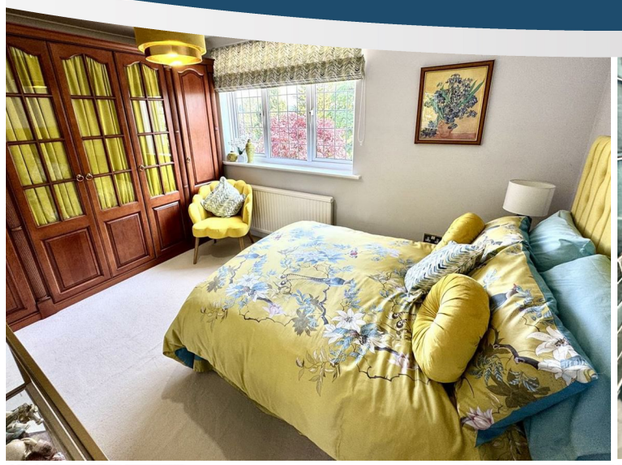
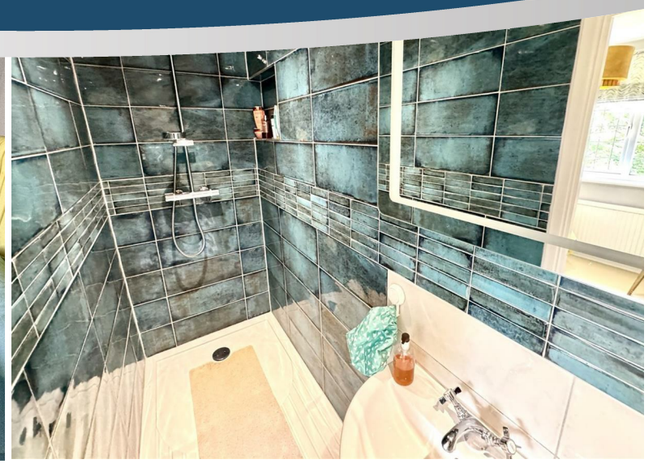
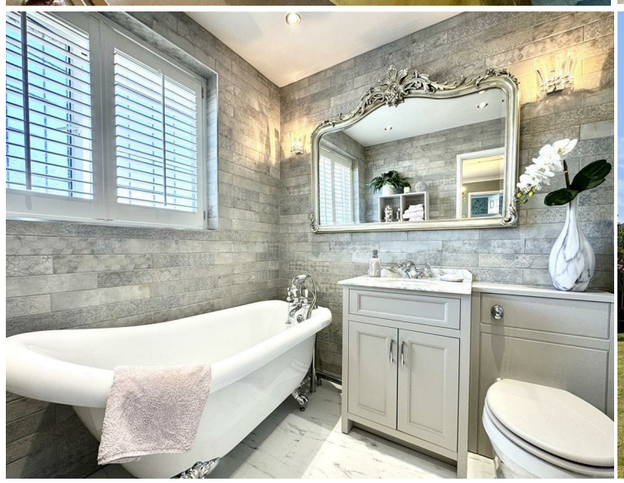
BEDROOM 3
3.94m x 2.95m (12'11" x 9'8")
A double bedroom with window to front elevation and a range of built-in wardrobes.

BEDROOM 4
2.41m x 2.11m (7'11" x 6'11")
With window to rear elevation and built-in wardrobe.

FAMILY BATHROOM
Stylishly appointed with a claw foot bath with chrome mixer tap and hand held shower attachment, marble wash hand basin on vanity unit and low-level WC. Fully tiled walls and tiled floor. Window to front elevation.

OUTSIDE

DOUBLE GARAGE
5.26m x 4.72m (17'3" x 15'6")
The property is approached by a brick paved driveway which offers parking for several vehicles and leads to the double garage with twin up and over doors and personal door to the side elevation.

GARDENS
From the driveway attractive steps lead down to the main house, with gated access to the rear of the property. The rear gardens are well appointed and mainly laid to law with a good range of mature trees and shrubs. Large terraced area. Mature hedging offering privacy.

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