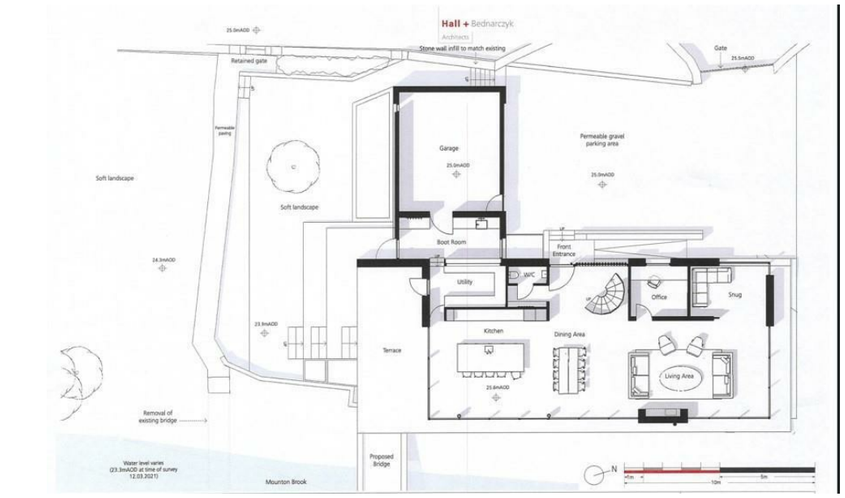
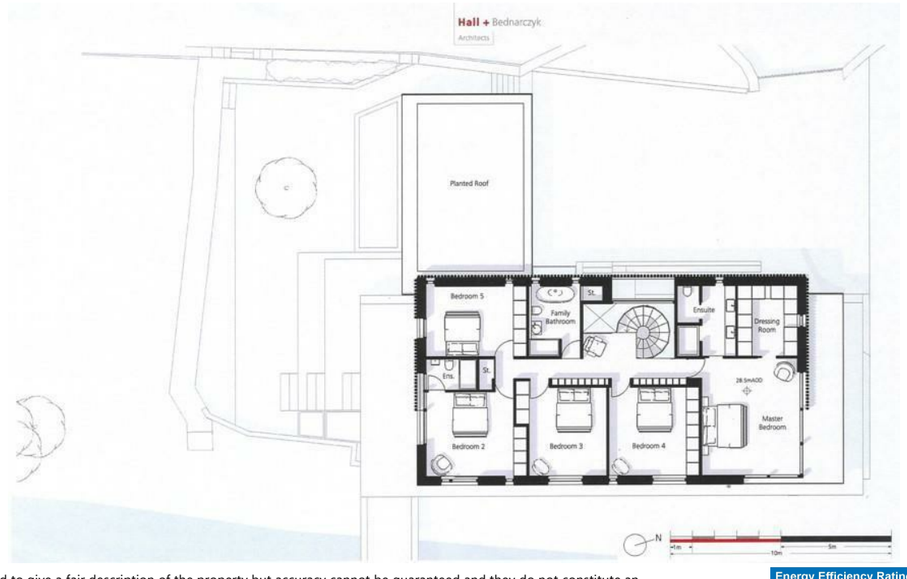
DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth and then first turning left onto Mounton Road. Continue along this lane down into the hamlet of Mounton, taking the first left at the roundabout, proceed along the lane where you will find the property on your left-hand side.

TENURE - FREEHOLD

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



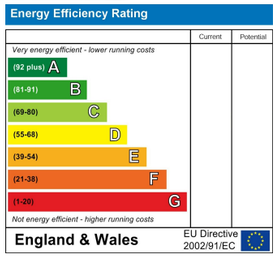


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

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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.





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CHURCH COTTAGE MOUNTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6AF

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An exceptional country estate in a magical limestone valley with planning permission for a landmark new residence.

There are few opportunities to acquire a site of such beauty, provenance and architectural distinction as Church Cottage.

Occupying approximately 2.5 acres of enchanting gardens and grounds, this remarkble property enjoys an idyllic setting within a secluded limestone valley where mature trees, flowing water and established planting create an atomsphere of rare tranquility.

Church Cottage comes with the significant benefit of full planning permission for the demolition of the existing cottage and the construction of an outstanding five-bedroom country house, designed by a RIBA Royal Gold Medal-winning architect. The approved design is both timeless and contemporary, conceived to sit effortlessly within it's landscape while providing elegant, light-filled accommodation for modern living.

The property's history is every bit as compelling as its future. Church Cottage was formerly owned by H Avray Tipping, the celebrated architectural editor of Country Life magazine, whose influence helped shape the appreciation of Britain's finest country houses and gardens during the early twentieth century. During his ownership, Tipping created an exquisite water garden, thoughtfully woven into the natural contours of the valley. Echoes of his vision remain today, lending the landscape a rare sense of romance and historical significance.



The grounds are a defining feature of the estate. Sweeping lawns, mature specimen trees, ancient limestone outcrops and the remnants of Tipping's celebrated water garden combine to create a landscape of exceptional character, offering privacy, serenity and year-round beauty.

With planning consent already secured for a residence of architectural excellence, Church Cottage represents a rare opportunity to create an exceptional modern country house while honouring the remarkable heritage of this special place.

Properties offering such a compelling combination of architectural pedigree, historic provenance and an outstanding natural setting seldom come to the market.

AGENTS NOTE
Please note that the photographs used are for illustration purposes only.



