DIRECTIONS

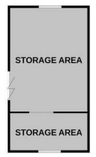
From Chepstow town centre proceed to the Racecourse roundabout and then head in the direction of Monmouth, continuing without deviation through the villages of Itton, Devauden and Llanishen. Proceed to the village of Trelleck, where opposite the church you will find the property.

SERVICES

Mains water, electricity. Oil fired central heating. Private septic tank.
Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 3045 sq.ft. (282.9 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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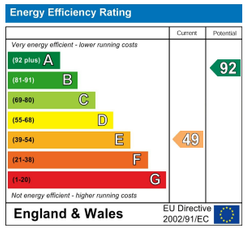


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

WILLOWMEAD, TRELLECK, MONMOUTH, MONMOUTHSHIRE, NP25 4PA

4 2 2 E

GUIDE PRICE £395,000

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

Offered to the market with a benefit of no onward chain and occupying a prominent position within the desirable Monmouthshire village of Trelleck and being within walking distance of a Primary School, local Church and thriving village pub/ eatery, Willowmead comprises a superb, characterful detached country residence affording deceptively spacious and versatile living accommodation to suit a variety of markets & requirements. The internal layout briefly comprises to the ground floor, entrance hall, well-proportioned lounge with feature wood burner, fantastic open plan kitchen/ breakfast room and two further sizeable reception rooms, whilst on the first floor there are four double bedrooms including the principal with a four-piece en-suite and separate family bathroom, sitting/ hobby area and a dressing room, also benefitting direct external access and thus offering potential for multi-generational living. The property further benefits driveway parking, an attached double-bay garage/store, providing fantastic storage space or indeed potential for further use and a low-maintenance private garden area to the side. There is also a stone barn offering potential for residential conversion depending on the necessary consent.

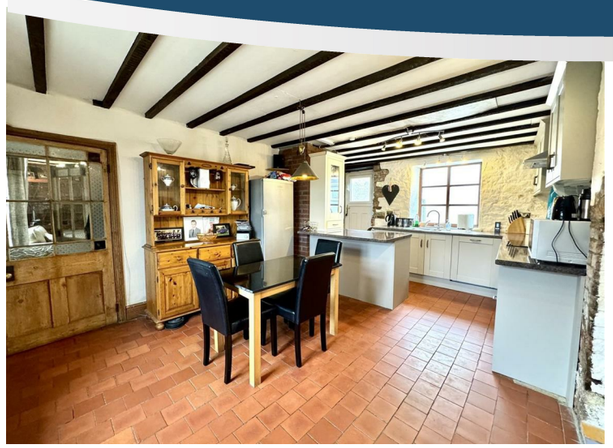
Trelleck which is located between the established and historic towns of Chepstow and Monmouth with their attendant range of schooling and shopping facilities. Both towns also offer excellent commuting possibilities to Bristol and Cardiff from Chepstow and the Midlands from Monmouth. The famous Wye Valley and The Forest of Dean are also nearby and Trelleck village nestles in an area of beautiful unspoilt countryside, surrounded by scenic walks.

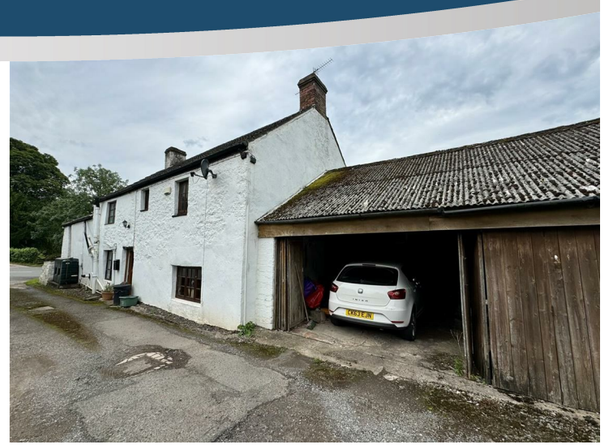
OUTSIDE
The property benefits a shared driveway with neighbouring property, which leads to parking area for two vehicles. Attached double garage with two sets of manual doors and power providing a fantastic space for either as storage or further use depending on requirements and necessary consents. Gravel driveway leads to the garden area, which is very private and low maintenance, comprising a level lawn bordered by a range of attractive mature plants and shrubs. Gated access leads to the front of the property where there is a further lawned area, feature stone wall and railings providing the boundary.

To the front of the property is gated pedestrian access and pathway leading to the front entrance. Attractive mature low maintenance front garden area bordered by low rise stone wall, pillars and railings. An area laid to stones and a lawned area with attractive range of plants and shrubs. Side access leading to the rear garden.

AGENTS NOTE
Included in the sale there is an attractive stone barn with pitched tiled roof and manual door. Provides an excellent opportunity for conversion subject to the necessary consent.

SERVICES
Mains water, electricity. Oil fired central heating. Private septic tank.



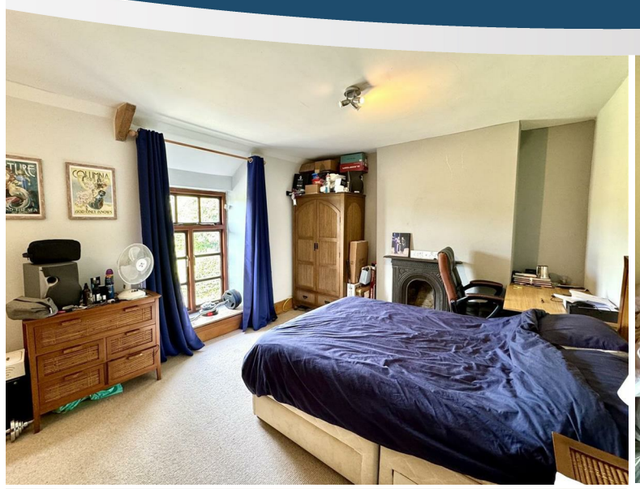
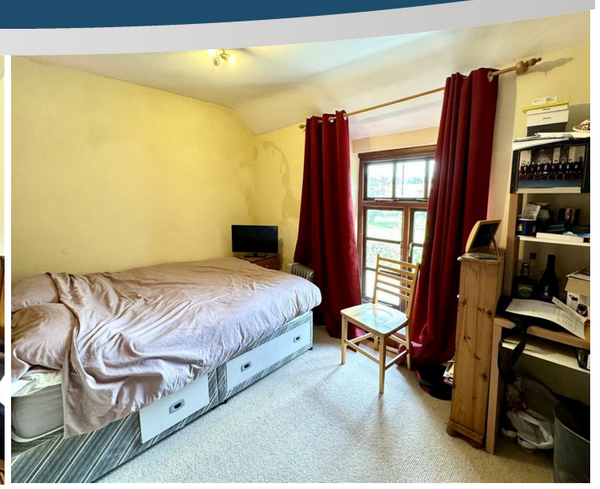


BEDROOM 2
5.55m x 3.31m (18'2" x 10'10")
A very generous double bedroom with two windows to front elevation. Feature cast iron fireplace.

BEDROOM 3
3.66m x 2.53m (12'0" x 8'3")
A double bedroom with a window to front elevation enjoying fantastic views over open countryside.

BEDROOM 4
3.25m x 2.14m (10'7" x 7'0")
A good-sized single bedroom or an ideal home office. With window to rear elevation.

FAMILY BATHROOM
A spacious room appointed with a four-piece suite comprising corner shower cubicle with mains fed shower over, freestanding bath with shower attachment, pedestal wash hand basin and low-level WC. Frosted window to the rear elevation.

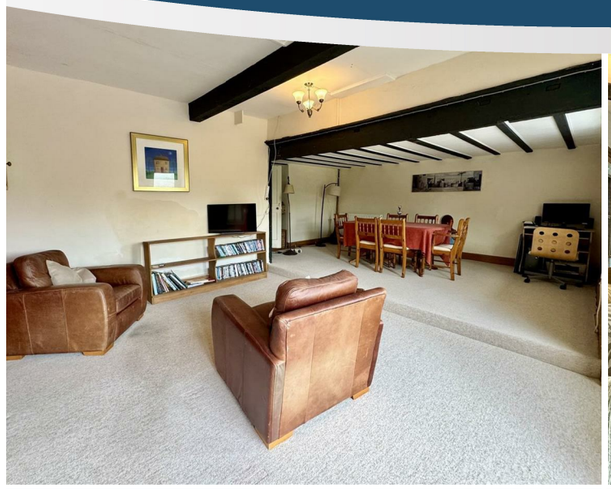
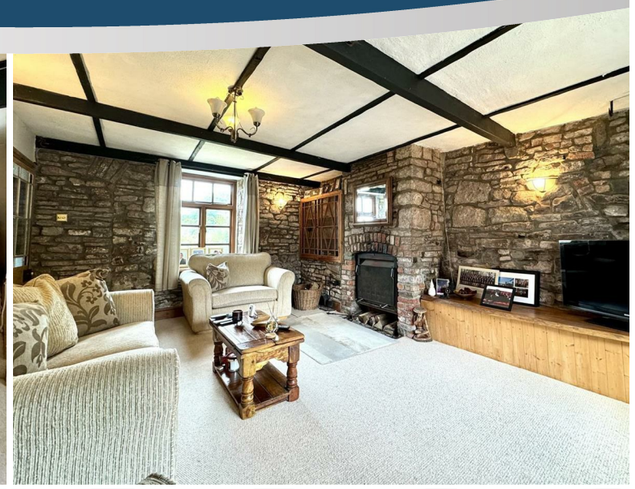
GROUND FLOOR

ENTRANCE PORCH
With double doors leading to :-

ENTRANCE HALL
Stairs to first floor.

LOUNGE
5.44m x 4.56m (17'10" x 14'11")
A fantastic well-proportioned reception room enjoying a double aspect to the front and rear elevations affording far reaching panoramic countryside views to the front. Feature exposed stone wall to three sides. Open fireplace with wood burning stove.

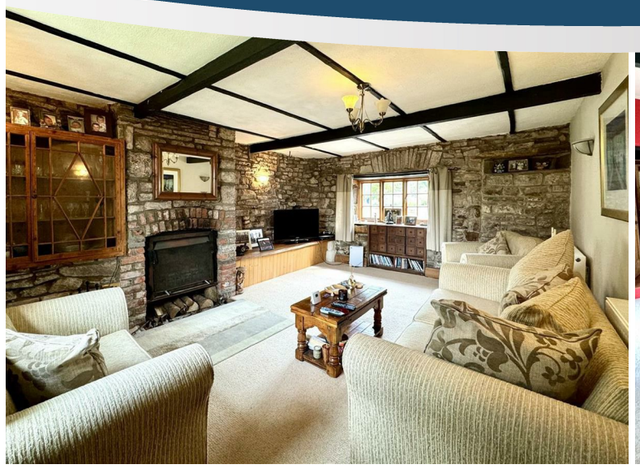
OPEN PLAN KITCHEN/BREAKFAST ROOM
5.44m x 4.65m (17'10" x 15'3")
A contemporary kitchen appointed with an extensive range of base and eye level storage units with ample work surfacing over, installed approximately two years ago. Tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit. Inset four ring induction hob with extractor over and electric oven/grill. Integrated dishwasher. Space for freestanding fridge/freezer. Plenty of space for breakfast table or indeed a formal dining table. Feature quarry tiled flooring. Double aspect to the front and rear elevations affording countryside views to the front. Useful understairs storage area. Stable door leading to the rear. Door to:-

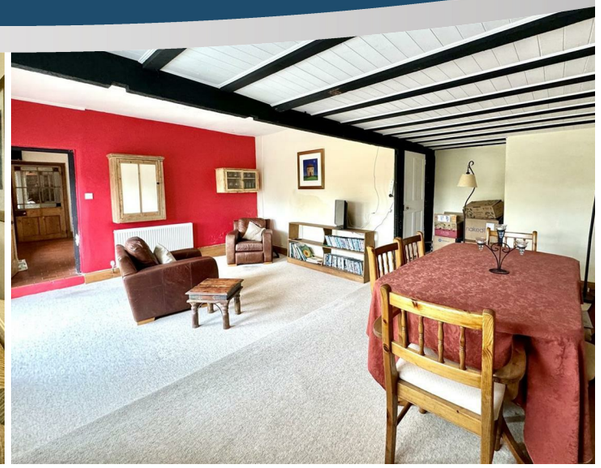



OPEN PLAN SITTING ROOM/DINING AREA
A fantastic sizeable and versatile reception space currently used as both a sitting and formal dining area.

SITTING AREA
4.81m x 3.69m (15'9" x 12'1")
Feature bay window to the front elevation, once again making full use of the countryside views. Pedestrian door to front elevation.

DINING AREA
5.44m x 3.02m (17'10" x 9'10")
With window to front elevation. Walk-in storage cupboard housing Worcester boiler.

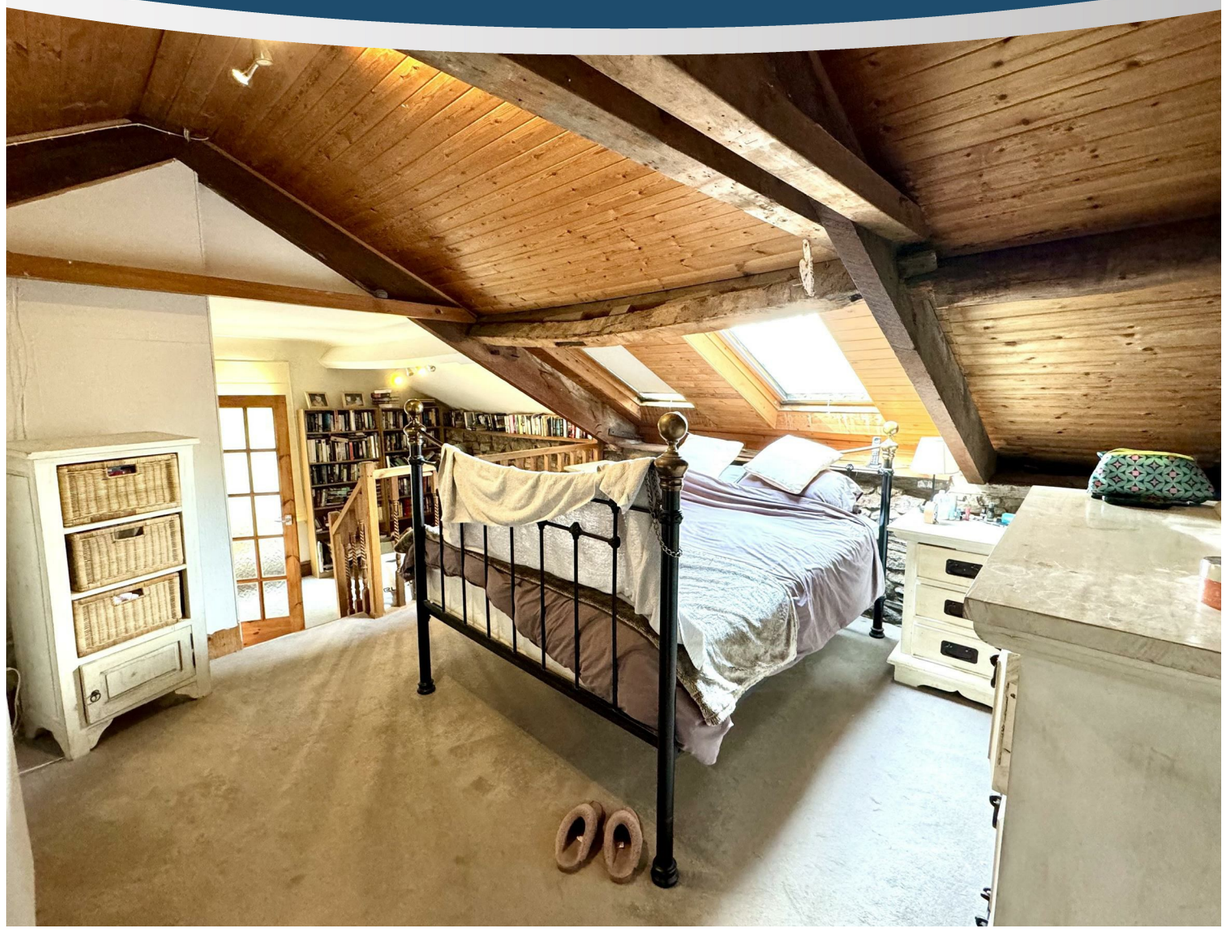




FIRST FLOOR STAIRS AND LANDING
A spacious landing area with feature window to the rear elevation. Exposed stone surround. Doors to all first floor rooms. Loft access point.

PRINCIPAL BEDROOM
3.69m x 3.31m (12'1" x 10'10")
A sizeable and well-proportioned double bedroom with two Velux windows to front elevation. Feature vaulted ceiling with exposed beams. Steps to :-

EN-SUITE
Appointed with a four-piece suite comprising walk-in shower with electric shower over and glass shower screen, corner jacuzzi bath with shower attachment, pedestal wash hand basin and low-level WC. Part-tiled walls. Feature exposed stone wall.

STUDY AREA
3.02m x 2.53m (9'10" x 8'3")
With window to front elevation. Feature arched window to side elevation. Door to:-

DRESSING ROOM
3.02m x 2.91m (9'10" x 9'6")
A versatile room currently being used as a dressing room with Velux window to rear elevation. External door leading down some steps to the rear of the property, therefore providing excellent potential for multi-generational living.