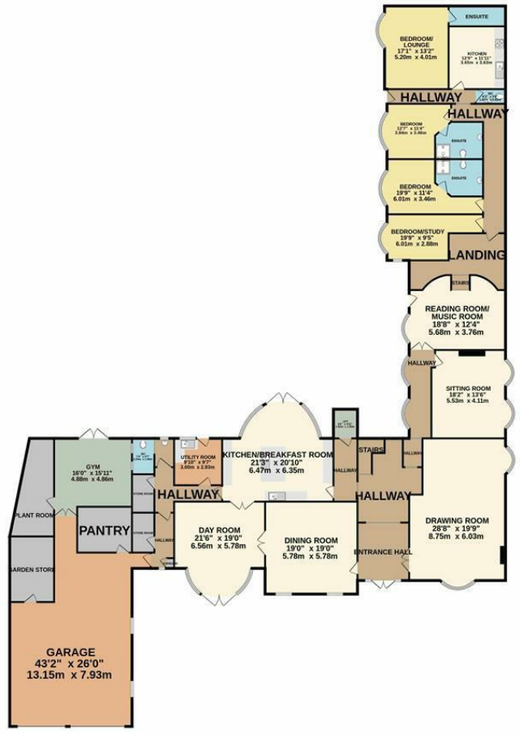
DIRECTIONS

From our Chepstow, proceed along the A48 towards Newport past the village of Caerwent, taking the next turning on the right to Llanvair Discoed. Proceed into the centre of the village, at the T junction bear right, then take the first on your right into Well Lane. Continue along Well Lane, where you will find Springfield House on your left hand side towards the end of the lane.

TENURE - FREEHOLD

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

GROUND FLOOR
5921 sq.ft. (550.1 sq.m.) approx.



1ST FLOOR
2589 sq.ft. (240.6 sq.m.) approx.

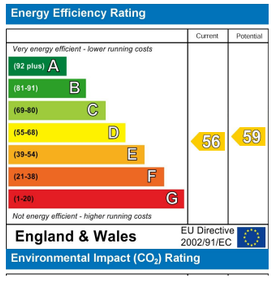


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

SPRINGFIELD HOUSE WELL LANE, LLANVAIR DISOED, MONMOUTHSHIRE, NP16 6LP

5 5 4 D

£1,750,000

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

Occupying a delightful setting within the sought-after village of Llanvair Discoed this exceptional and beautifully appointed country residence is tastefully and thoughtfully refurbished to an exacting standard, offering extensive and versatile accommodation, including a substantial guest wing, all set within approximately 1.3 acres of private grounds approached via an impressive gated driveway with electrically operated entrance gates, providing an immediate sense of arrival, privacy and exclusivity.

Springfield House is a distinguished country residence which has been the subject of a comprehensive and sympathetic programme of refurbishment, seamlessly combining the charm and character of a traditional home with the sophistication, comfort and convenience of contemporary living.

The result is a particularly elegant and substantial family home, where considerable thought has been given to both the quality of the accommodation and the versatility of its arrangement, creating a residence equally suited to refined family living and entertaining on a grand scale.



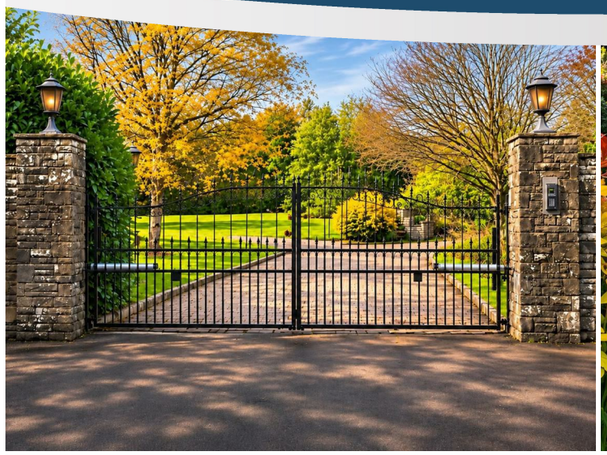
IN SUMMERY
Springfield House represents a rare opportunity to acquire a beautifully refurbished and exceptionally versatile country residence of considerable quality.

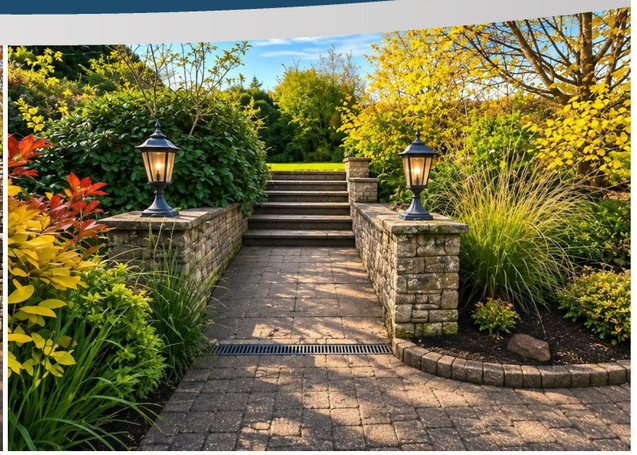
With its elegant reception rooms, superb kitchen, luxurious bedroom accommodation and substantial self-contained guest facilities, the property offers an enviable combination of traditional country house appeal and contemporary sophistication.

A particularly fine home, ideally suited to discerning purchasers seeking space, privacy and flexibility, without compromise on comfort or style.

SERVICES
Mains water and electricity. LPG gas. Private drainage.
Council tax band I.

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



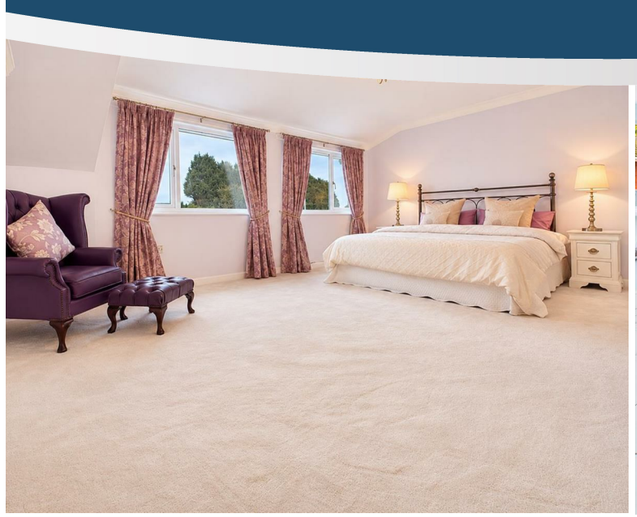
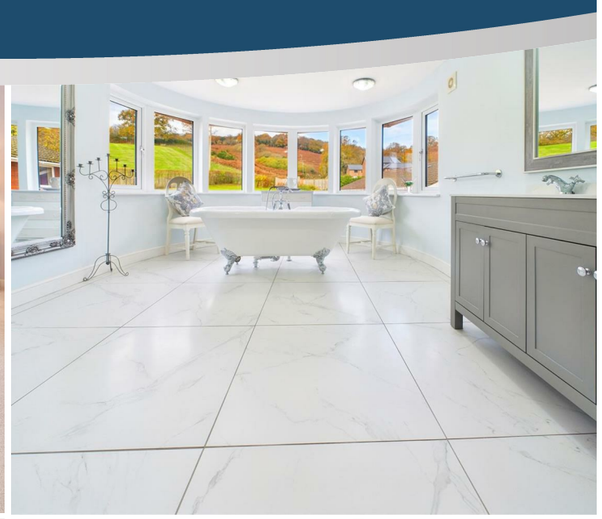


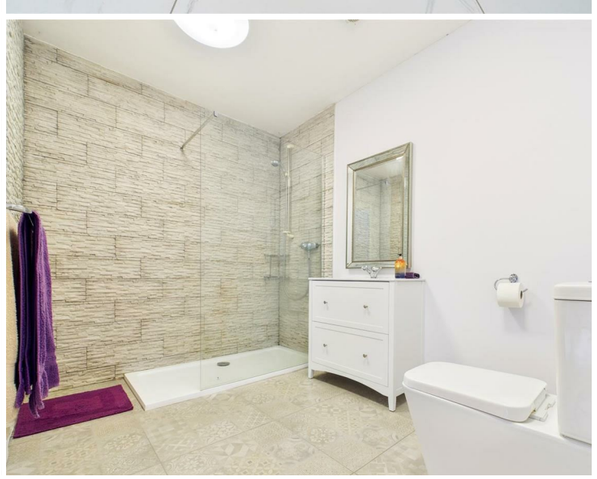




GARDENS AND GROUNDS
Springfield House occupies grounds extending to approximately 1.3 acres, providing a fitting setting for a residence of this calibre.
The private driveway, approached through electrically operated entrance gates, establishes an attractive and suitably impressive introduction to the property, whilst the extent of the grounds affords a pleasing sense of space, seclusion and privacy.
The combination of substantial accommodation and generous outside space creates an appealing country lifestyle, with ample opportunity to enjoy the tranquillity of its surroundings.

GARAGING
Large double garage with electric doors.



GROUND FLOOR ACCOMMODATION
The principal reception rooms offer an appealing balance of formal elegance and relaxed everyday living.
An impressive drawing room provides a refined setting for entertaining, complemented by a separate dining room, ideally suited to more formal occasions. A comfortable day room offers a more informal environment, whilst the addition of a dedicated library provides a peaceful retreat for reading or quiet contemplation.

At the heart of the home is a beautifully conceived chef's kitchen, featuring an Aga and designed to meet the demands of both enthusiastic home cooks and more ambitious entertaining. This important space is supported by a utility room and a comprehensive range of ancillary domestic offices, ensuring the practical requirements of a substantial country residence are equally well catered for.
A further notable feature is the dedicated cinema room, providing a superb space for relaxation and entertainment.






FIRST FLOOR ACCOMMODATION
The first floor continues the sense of quality and understated luxury found throughout the residence.

Of particular note is the impressive principal bedroom suite, comprising a generously proportioned bedroom, a beautifully appointed en-suite bathroom and a dedicated dressing room, creating a luxurious and private retreat.

There are four further bedrooms, three benefiting from their own en-suite facilities, together with an additional stylish family bathroom.

A separate home office completes the first-floor accommodation, offering an ideal environment for those wishing to work from home without compromising the privacy of the principal living areas.









GUEST WING AND ANNEX
One of the most compelling attributes of Springfield House is its substantial and highly versatile guest wing, which offers an exceptional degree of independence from the principal residence.

Providing three further en-suite bedrooms, a private study and its own kitchen, this extensive additional accommodation lends itself particularly well to multigenerational living, extended family occupation or the comfortable accommodation of visiting friends and guests.

The flexibility afforded by this arrangement is a significant advantage, enabling the property to adapt to a variety of lifestyle requirements whilst retaining the integrity and privacy of the main house.

