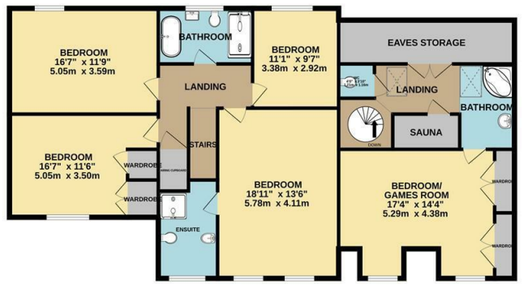
GROUND FLOOR
1751 sq.ft. (162.6 sq.m.) approx.



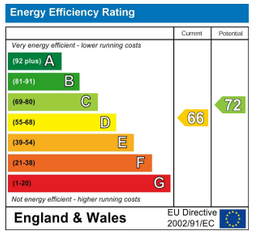
1ST FLOOR
1530 sq.ft. (142.1 sq.m.) approx.

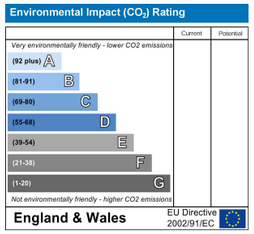


TOTAL FLOOR AREA : 3281 sq.ft. (304.8 sq.m.) approx.

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.
Made with Metropix ©2026

Mains water, electricity and drainage. Oil fired central heating.
Council Tax Band H.





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



CROSS ROADS

31, GRANGE PARK

ST. ARVANS

MONMOUTHSHIRE

£750,000



An Exceptional Village Residence at the Gateway to the Wye Valley.

Occupying a wonderfully peaceful position within a quiet cul-de-sac in the highly sought-after village of St Arvans, this elegant detached residence offers beautifully appointed and exceptionally spacious accommodation, set within generous mature gardens.

St Arvans is enviably positioned at the gateway to the magnificent Wye Valley, an Area of Outstanding Natural Beauty renowned for its spectacular countryside, woodland walks and picturesque scenery. Despite its tranquil village setting, the property is conveniently placed for Chepstow, excellent schooling and superb road connections, making it an ideal location for family life and those wishing to combine a country lifestyle with excellent accessibility.





GARDENS & GROUNDS

Outside, the property is complemented by large, established gardens, with mature planting creating an attractive and private setting. The generous grounds provide ample opportunity for outdoor entertaining, children's play and simply enjoying the peaceful village surroundings. There is also ample private parking together with a double garage, completing the excellent practical amenities offered by the property.





With its impressive proportions, beautifully appointed interior, generous gardens and privileged position in one of the area's most desirable villages, this is a rare opportunity to acquire a substantial and highly individual family home close to Chepstow and the spectacular Wye Valley. A superb village residence offering space, privacy and an exceptional lifestyle setting.

AGENTS NOTE

Please note that some images were enhanced using AI.











CROSSROADS
31 GRANGE PARK

ST. ARVANS - MONMOUTHSHIRE

Attractive family home in village location

Distances

Chepstow - 2 miles

M48 Junction - 3.5 miles

Bristol Parkway - 14 miles

Accommodation and Amenities

Three reception rooms
4-5 bedrooms
Large kitchen and utility room
Three bathrooms
Double garage
Extensive lawned gardens



The house itself is an impressive and welcoming family home, with a particularly generous arrangement of reception rooms providing considerable versatility. The drawing room offers an elegant setting for more formal entertaining, complemented by a separate dining room and comfortable family room. A delightful conservatory provides an additional living space from which to enjoy views across the gardens and creates a wonderful connection between the house and its mature surroundings. At the heart of the home is the substantial kitchen, offering excellent space for both everyday family living and entertaining, with the added practicality of a separate utility room.



The bedroom accommodation is equally impressive, comprising four generously proportioned bedrooms. The principal bedroom benefits from en-suite facilities, while the remaining bedrooms are served by a beautifully updated family bathroom. Adding another dimension to this already versatile home is a superb games and leisure room complete with sauna. This exceptional additional space lends itself perfectly to entertaining and relaxation and could equally provide scope for a home gym, cinema room or teenagers' retreat.



