

DIRECTIONS

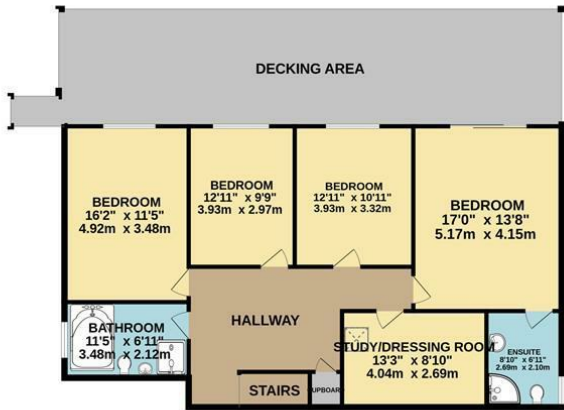
From our Chepstow office proceed into the village of Tintern, turning left immediately before the Royal George Hotel. Continue for approximately a quarter of a mile, bearing left into Glynwood Lane. Proceed along the lane for another quarter of a mile, passing the first turning on your right, carry on along the lane where you will find the property on your right hand side.

TENURE - FREEHOLD

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

LOWER GROUND FLOOR
1657 sq.ft. (154.0 sq.m.) approx.

GROUND FLOOR FRONT
ENTRANCE
2061 sq.ft. (191.4 sq.m.) approx.



TOTAL FLOOR AREA : 3718 sq.ft. (345.4 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.

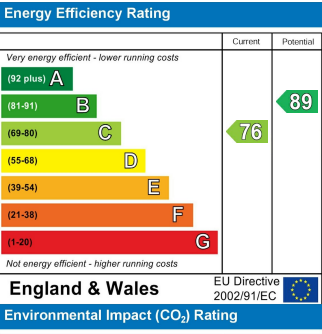
OFFERS

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.



GREENACRES, GLYNWOOD LANE, TINTERN,
CHEPSTOW, MONMOUTHSHIRE, NP16 6TH

4 2 3 C

£825,000

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

The property comprises an individually designed and constructed family home, offering spacious bright and airy modern accommodation, whilst enjoying a superb position in the heart of the world famous Wye Valley, an area of outstanding natural beauty.

When the house was designed the architect ensured that all the rooms enjoy impressive rural views as well as a bright airy aspect. The property briefly comprises to the upper ground floor; entrance porch, reception hall, triple aspect drawing room with wood burner, formal dining room, generous size kitchen/breakfast room, utility room and cloakroom/WC. To the lower ground floor are four double bedrooms, one of which is en-suite, study/dressing room and a family bathroom.

Glynwood Lane is located just off the centre of Tintern in a quiet valley with super views across historic woodland. The village itself offers an excellent range of local facilities as well as being conveniently close at hand to Chepstow with local shopping facilities and excellent road connections.

GARAGE

6.17m x 6.15m (20'3" x 20'2")

Being approached via a generous driveway offering parking and turning space is an attached double garage with twin electric up and over doors, power and light.

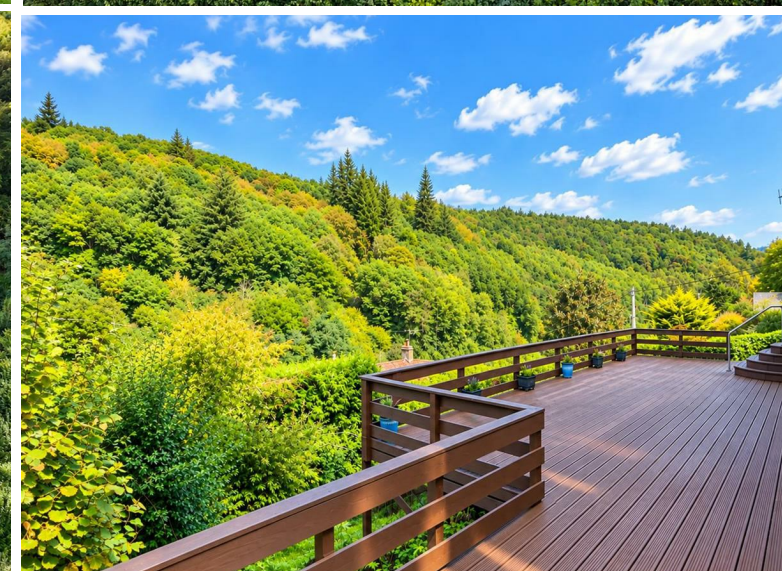
GARDENS

The garden is principally laid to lawn, sloping down to a lower hedge line, with two large decked areas offering extensive views of this stunning location.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

Council Tax Band H.



BEDROOM 2

4.93m x 3.48m (16'2" x 11'5")

A double bedroom with window to rear elevation with extensive views.

BEDROOM 3

3.94m x 3.33m (12'11" x 10'11")

A double bedroom with window to rear elevation with extensive views.

BEDROOM 4

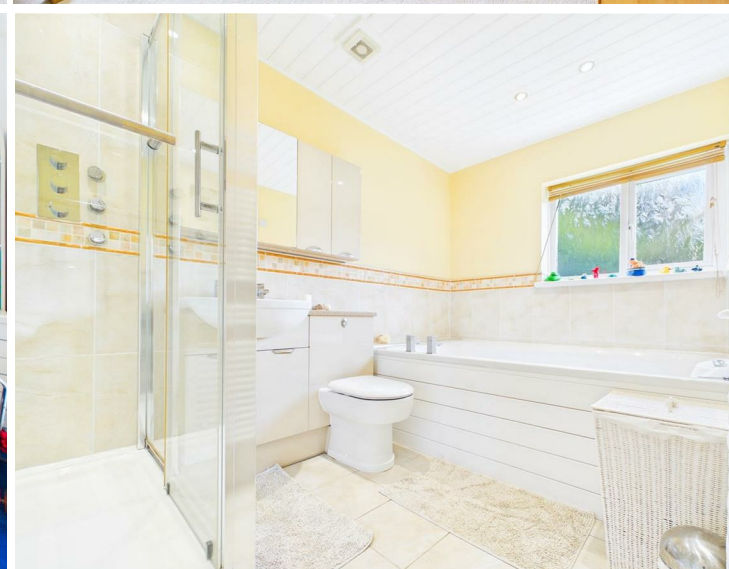
3.94m x 2.97m (12'11" x 9'9")

A double bedroom with window to rear elevation with extensive views.

FAMILY BATHROOM

3.48m x 2.11m (11'5" x 6'11")

Fitted with a four-piece suite comprising whirlpool bath, large step-in shower, low-level WC and wash hand basin with mixer tap both inset to vanity storage. Half-tiled walls and tiled floor with underfloor heating. Window to side elevation.



UPPER GROUND FLOOR

ENTRANCE PORCH

Spacious porch with door and windows to front. Tiled floor.

RECEPTION HALL

A large galleried hallway with stairs to lower ground floor.

CLOAKROOM/WC

With low-level WC and wash hand basin. Tiled floor. Window to front.

DRAWING ROOM

7.87m x 4.52m (25'10" x 14'10")

An impressive principal reception room with triple aspect views and sliding doors to balcony. Woodburning stove. Double doors to: -



DINING ROOM

3.73m x 3.66m (12'3" x 12'0")

Bright and airy formal dining room with sliding doors to balcony. Door to:-

KITCHEN/BREAKFAST ROOM

7.01m x 5.77m (23'0" x 18'11")

An impressively spacious family kitchen perfect for dining and entertaining, appointed with a matching range of base level storage cupboards and display cabinets with granite work surfacing over and tiled splashbacks. Inset one and a half bowl sink unit with mixer tap and Range cooker with extractor hood over. Integrated fridge, dishwasher and microwave. Dual aspect windows with attractive views. Tiled flooring.

UTILITY ROOM

3.99m x 2.57m (13'1" x 8'5")

Appointed with a matching range of base and eye-level storage units with work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Integrated freezer. Built-in storage cupboards. Window and door to side.

STUDY

4.90m x 4.85m (16'1" x 15'11")

A large home office with window to the garden.

LOWER GROUND FLOOR

An impressively large hallway giving access to the bedrooms. Under stairs storage cupboard.

BEDROOM 1

5.18m x 4.17m (17'0" x 13'8")

Spacious main double bedroom with patio doors to rear balcony. Access to: -

EN-SUITE SHOWER ROOM

2.69m x 2.11m (8'10" x 6'11")

Appointed with a three-piece suite comprising step-in corner shower cubicle with rainfall shower head, low-level WC and vanity wash hand basin with mixer tap set into storage unit. Tiled walls and tiled floor. Window to side.

STUDY/DRESSING ROOM

4.04m x 2.69m (13'3" x 8'10")

As you enter the main bedroom there is a useful study which could be utilised as a dressing room if required. Velux rooflight.

