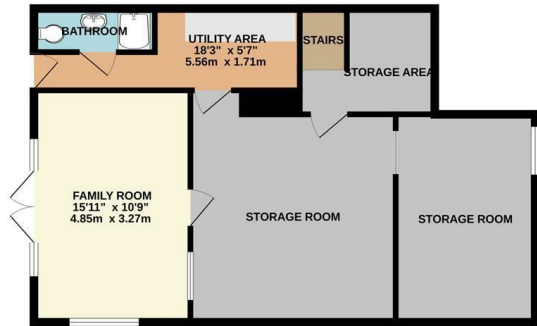
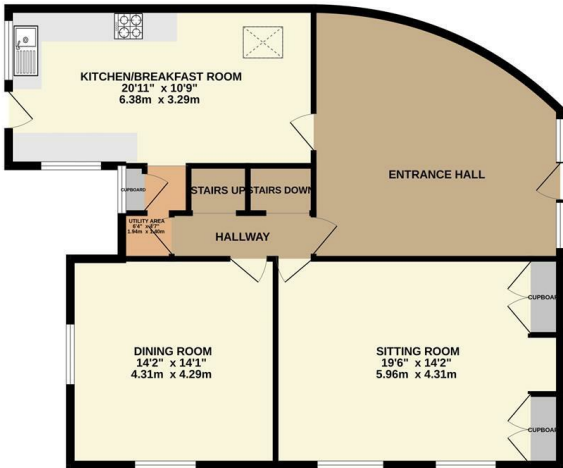


BASEMENT  
684 sq.ft. (63.5 sq.m.) approx.

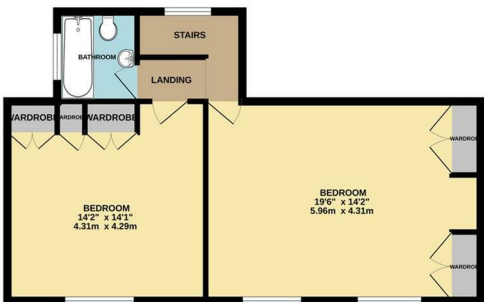


GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.

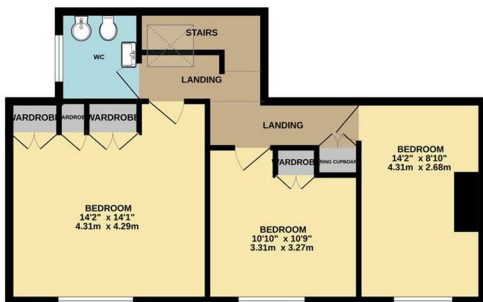


TOTAL FLOOR AREA : 1723 sq.ft. (160.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.

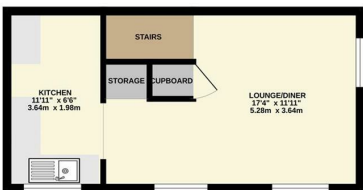


TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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.  
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**AGENTS NOTE - Please note  
The Cottage currently only  
has consent for holiday let  
purposes.**

**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.



# Elm Villa, Elmdale, Chepstow, Gloucestershire, NP16 7LA

£950,000



Enhancing the main house further is a charming detached holiday cottage, discreetly positioned within the grounds. Beautifully independent from the principal residence, it presents an outstanding opportunity for guest accommodation, multi-generational living, or an established income-generating holiday let.





The beautifully landscaped gardens extend to generous proportions, offering an idyllic setting for outdoor entertaining, family life, or quiet relaxation. Mature specimen trees, expansive lawns, colourful borders, and secluded terraces create a series of enchanting outdoor spaces, each designed to embrace the property's extraordinary outlook.



# ELM VILLA

## CHEPSTOW - GLOUCESTERSHIRE

### Distances

**Chepstow M48 - 2.5 miles**

**M32/Bristol - 14 miles**

**Bristol Parkway - 14 miles**

### Accommodation and Amenities

**Two/three reception rooms**

**Large kitchen**

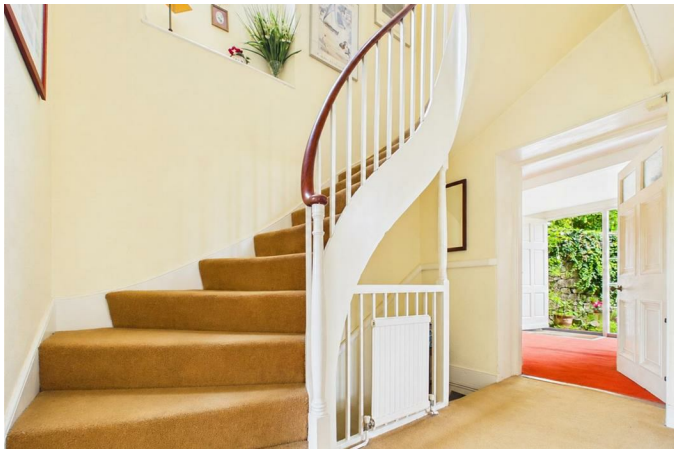
**Five bedrooms**

**Bathroom and separate cloakroom**

**Spacious cellarage**

**Impressive walled gardens**

**Detached holiday let cottage**



Occupying one of Chepstow's most coveted positions, this four-storey Georgian residence commands panoramic views across the River Wye to the iconic Chepstow Castle, creating an exceptional setting of beauty and historical significance.

This distinguished home effortlessly combines the refined proportions and architectural features of the Georgian period with the comforts of contemporary family living. Light-filled reception rooms are complemented by spectacular vistas, with many principal rooms framing uninterrupted views of the river, the castle, and the surrounding Wye Valley landscape.

Perfectly positioned within easy walking distance of Chepstow's town centre, the property enjoys immediate access to an excellent selection of shops, restaurants, cafés, and everyday amenities, while remaining a peaceful and private sanctuary.

Properties of this calibre and provenance are seldom available. Combining Georgian architectural excellence, unrivalled views over the River Wye and Chepstow Castle, extensive private gardens, and the versatility of a detached cottage, this is an exceptional residence offering an enviable lifestyle in one of Monmouthshire's most prestigious and picturesque locations.

A home of enduring elegance, remarkable character, and timeless appeal, this is a rare opportunity to acquire one of Chepstow's landmark period residences

