DIRECTIONS

From our Chepstow office, proceed up the High Street through the arch into Moor Street, turning left onto the A48. Proceeding down the hill through the traffic lights, continue over the bridge, take the next left, signposted Tutshill. Proceed along this road at the roundabout turn right onto Coleford Road. Head up the hill where there is a sharp left hand bend entering the village of Woodcroft. Take the right immediately after, heading towards The Christian Centre. Proceed past The Christian Centre on your right hand side where you will see a row of terrace cottages on your right where following the numbering you will see 8 Woodcroft Terrace on your right hand side. what3words///threading.manicured.stewing

MAINTENANCE AND SERVICE CHARGE

Shared septic tank, costs are split between the 9 cottages. The emptying costs for 2026 (May) were £37.65 per annum.

TENURE - FREEHOLD

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

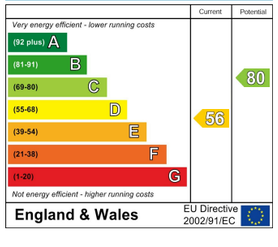


DISCLAIMER
These particulars
offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for 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

8 WOODCROFT TERRACE, WOODCROFT, CHEPSTOW, GLOUCESTERSHIRE, NP16 7QA

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GUIDE PRICE £299,950

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

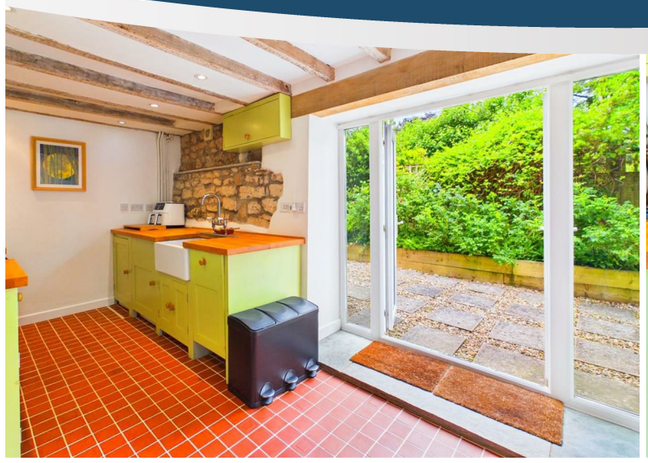
Offered to the market with the benefit of no onward chain this immaculately presented mid-terrace cottage combines contemporary fixtures and fittings with character features and will no doubt suit a variety of markets to include professional couples, single occupants, the retired market seeking a convenient and quiet village location or indeed as an excellent potential for letting or holiday business opportunity. The well-planned living accommodation briefly comprises to the ground floor, a kitchen/breakfast room, well-proportioned living/dining room enjoying a feature freestanding wood burner and French doors leading out to the rear courtyard garden, whilst to the first floor the principal bedroom enjoys outstanding views over countryside and towards the Severn Estuary, there is also a second guest double bedroom as well as a modern bathroom. The property further benefits a private driveway providing off street parking for at least two vehicles as well as spacious and attractive low maintenance front gardens mainly laid to lawn with a paved patio area, furthermore there is a small enclosed courtyard garden to the rear. The property has recently undergone significant upgrades to include new carpets and a new slate roof with insulation.

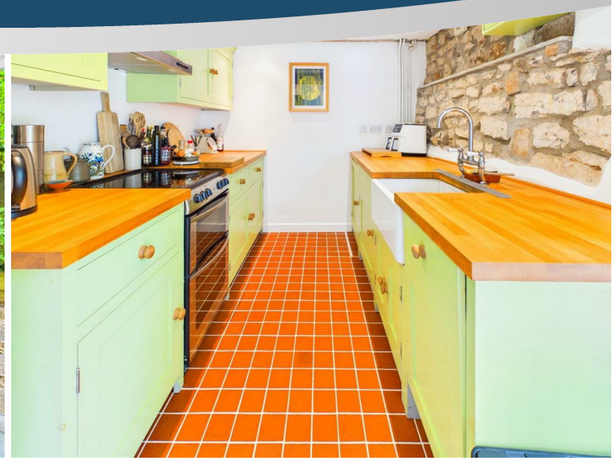
Situated at the end of a no through lane within walking distance to the popular Rising Sun pub and within easy reach of the desirable Tutshill primary school yet retaining excellent access to Chepstow and the motorway network. The property is ideally located with a semi-rural country feel yet being within easy reach of surrounding towns and cities. We would strongly recommend an internal viewing to appreciate what this beautiful cottage has to offer.

GROUND FLOOR

KITCHEN/BREAKFAST ROOM
4.75m x 2.46m (15'7" x 8'1")
French doors from the front garden lead into the kitchen/breakfast room with an extensive range of fitted wall and base wooden units with ample solid oak worktop and feature inset ceramic Belfast sink with chrome mixer tap. Freestanding electric cooker with extractor hood over. Cupboard housing the oil boiler. Feature exposed stone wall and beams. Plenty of space for breakfast table and chairs. Feature quarry tiled floor. Steps up to a wooden internal door which leads through to:-

OPEN PLAN LIVING/DINING ROOM
3.99m x 5.63m (13'1" x 18'5")
A superb open plan space perfect for a variety of markets and combines character with contemporary everyday living. The lounge area is well proportioned and enjoys a flagstone floor with feature fireplace and freestanding wood burner. Inset alcove with fitted shelving. Stairs off to the first floor landing. The dining area offers fantastic versatile use depending on requirements with wood effect laminate floor. Full height windows either side of French doors which lead out to the rear south facing courtyard garden.









FIRST FLOOR STAIRS AND LANDING
With newly fitted carpeted floor.

BEDROOM 1
3.99m x 3.71m (13'1" x 12'2")
A fantastic well-proportioned principal double bedroom with picture window to the south facing rear aspect affording beautiful uninterrupted views across open countryside and towards the Severn estuary. Newly fitted carpeted floor.

BEDROOM 2
2.97m x 2.82m (9'9" x 9'3")
A comfortable guest double bedroom, would also make an ideal hobby room or study perfect for the everyday homeworker. Window to the front elevation overlooking the gardens. Newly fitted carpeted floor.

FAMILY BATHROOM
A modern and neutral suite to include panelled bath with mains fed shower unit over, glass shower screen and tile surround, low-level WC wash hand basin inset to vanity unit with tile splashback. Heated towel rail. Frosted window to the front elevation. Solid bamboo floor.

OUTSIDE

GARDENS
The front garden is private and low maintenance comprising a paved patio and an area laid to stones providing an alternative place to sit to the rear courtyard area. Step up to an area laid to lawn bordered by an attractive range of plants and shrubs. The front garden is fully enclosed by timber fencing. A paved pathway from the front of the property leads back to the private driveway providing off street parking for up to two vehicles. A further garden area is laid to lawn with an abundance of attractive fruit trees, plants and shrubs. A useful wooden shed for storage. Newly installed oil tank. The rear courtyard garden is accessed from the living/dining room French doors which lead out to a low maintenance small but pretty courtyard garden area, laid to stones and fully enclosed by attractive timber fencing and trellis. A perfect sunny south facing spot to unwind and entertain with friends and family.

SERVICES
Mains water and electricity are connected. Private drainage (shared between the 9 cottages). Oil central heating.

AGENTS NOTE
Shared septic tank drainage. The costs are split between the 9 cottages. The emptying costs for 2026 (May) were £37.65 per annum.

