



DIRECTIONS

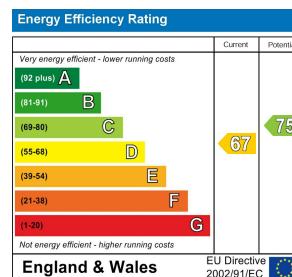
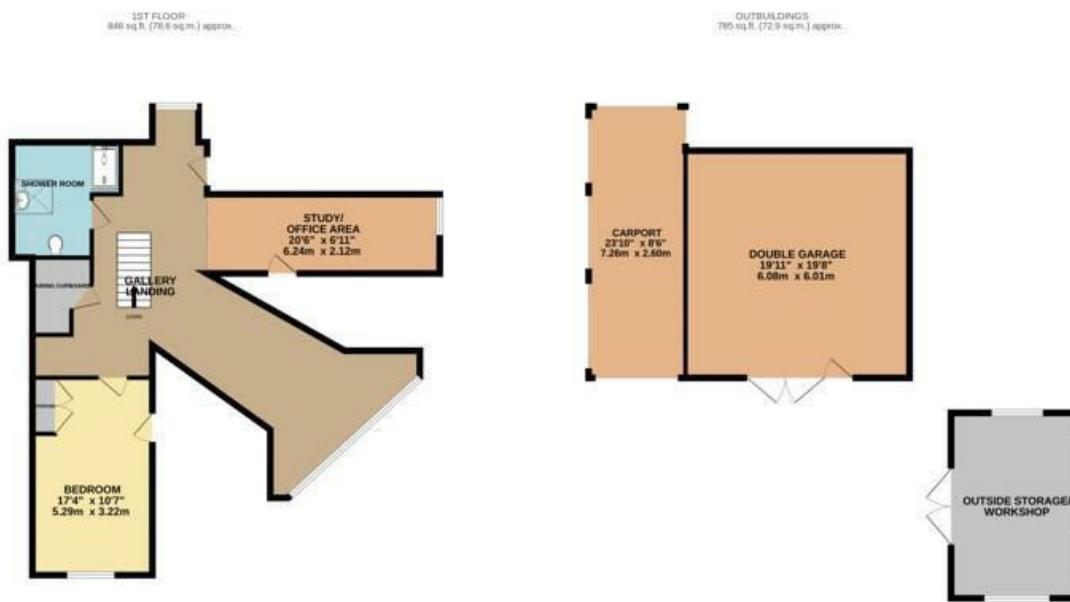
From Chepstow town centre proceed up the High Street through the town arch continuing up Moor Street turning left at the T-junction onto the A48. Proceed down the hill, through the traffic lights, over the bridge and take the first left towards Tutshill. When you reach the top of the hill, at the mini roundabouts take the right turn onto Coleford Road towards the village of Woodcroft, continue for approximately quarter of a mile and as you continue up towards Tidenham you will see Netherhope Lane on your right hand side. Bare sharp right then immediately right where you will find Fields End on your right.

SERVICES

Mains water and electricity are connected. Private drainage. Oil fired central heating. The property also benefits from its own solar panels with battery storage.
Council tax band G.

TENURE - FREEHOLD

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



**FIELDS END, NETHERHOPE LANE, TIDENHAM,
CHEPSTOW, GLOUCESTERSHIRE, NP16 7JE**



£795,000

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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 furnishings 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 are delighted to offer to the market this detached farm workers cottage which over many years has undergone extensive improvement and extension to provide the charming, flexible and well appointed accommodation now on offer. The mix of contemporary features include a very large and bright entrance hall with glazed entrance areas into the living room and kitchen along with the impressive garden room with attractive views. The bedroom accommodation is very flexible being over three floors with three bedrooms benefitting from their own en-suite facilities, together with a family shower room.

Netherhope Lane is a delightful semi rural location nestled on the outskirts of Woodcroft village with a popular local pub and close to the established area of Tutshill with good schooling and shopping facilities as well as Chepstow's historic town centre, with good rail and road connections close to hand.



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OUTSIDE

STORAGE ROOM

Situated beneath the property. Solar panel battery storage.

DOUBLE GARAGE

6.07m x 5.99m (19'11" x 19'8")

The property is approached via its own gravelled parking and turning area giving access to the double garage with large carport. There is also a brick paviour parking area conveniently located to the front of the property.

OUTSIDE WC

Situated behind the garage, with WC and wash hand basin.

GARDENS AND GROUNDS

Fields End stands in attractive mature gardens. The principal gardens are laid to lawn with mature hedges. There is a small paddock to the upper boundary with useful greenhouse and outbuilding/stable.



GROUND FLOOR

ENTRANCE HALL

A most impressive large entrance reception area giving access to the principal reception rooms. A feature being a central staircase with galleried landing and glass balustrades. Stairs to lower ground floor.

LIVING ROOM

6.35m x 3.51m (20'10" x 11'6")

From the entrance hall glazed double doors and panels lead into a very pleasant living room with feature fireplace and bi-fold doors to:-

GARDEN ROOM

4.01m x 3.94m (13'2" x 12'11")

A very bright and airy conservatory style reception room with two sets of Juliet balconies along with door and steps down to the gardens, enjoying the benefit of underfloor heating. Tiled floor.

KITCHEN/BREAKFAST ROOM

4.78m x 3.15m (15'8" x 10'4")

Tastefully appointed with an updated extensive range of storage units with ample base and eye level cupboards and granite work surfaces. Inset ceramic hob with concealed extractor hood over and built-in eye level twin ovens. Integrated dishwasher and fridge. Tiled floor. Dual aspect windows to rear and side elevations.

DINING ROOM

4.78m x 3.23m (15'8" x 10'7")

A spacious dining room with patio doors to the rear garden and window to side elevation.



UTILITY ROOM**2.51m x 2.18m (8'3" x 7'2")**

A useful utility room with window to side elevation. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer.

PLAYROOM/SNUG/GUEST BEDROOM**3.23m x 2.46m (10'7" x 8'1")**

Located on the entrance level, a very versatile room which would make an ideal guest bedroom for visiting family and friends. Dual aspect windows to front and side elevations. Door to:-

EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include step-in shower, low-level WC and wash hand basin. Large walk-in wardrobe. Window to side elevation.

BEDROOM**2.97m x 2.77m (9'9" x 9'1")**

Window to front elevation. Door to:-

EN-SUITE SHOWER ROOM

Comprising step-in shower, low-level WC, and wash hand basin. Window to side elevation.

LOWER GROUND FLOOR**PRINCIPAL BEDROOM****4.24m x 2.95m (13'11" x 9'8")**

An attractive principal bedroom with French doors to a covered terrace area. Large walk-in wardrobe. Door to:-

**EN-SUITE BATHROOM**

With panelled bath, wash hand basin set to vanity unit and low-level WC. Underfloor heating. Fully tiled walls and flooring.

BEDROOM**3.28m x 2.11m (10'9" x 6'11")**

Window to front elevation. Door to:-

EN-SUITE SHOWER ROOM

With step-in shower, low-level WC and wash hand basin. Window to side.

FIRST FLOOR STAIRS AND LANDING/SITTING ROOM

A very impressive area with feature fully glazed wall offering exceptionally good views and a mezzanine gallery overlooking the garden room below.

HOME OFFICE**6.25m x 2.11m (20'6" x 6'11")**

Large open plan design offering excellent home office area with feature window to side elevation.

BEDROOM**5.28m x 3.23m (17'4" x 10'7")**

With built-in storage and window to the South with attractive views.

SHOWER ROOM

With step-in shower, low-level WC and wash hand basin. Window to side elevation.

