



## DIRECTIONS

From our Chepstow office proceed up Moor Street, turning left on the A48, continue over the Wye Bridge taking the left hand turn after the bridge for Tutshill. Proceed along this road taking the second turning left into Bigstone Meadow, follow the road through Bigstone Meadow bearing left immediately after the green, follow the road down the hill where you will find the property on your left hand side just before turning left.

## SERVICES

All mains services are connected to include gas central heating.

Council Tax Band D.

## TENURE - FREEHOLD

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



**61 BIGSTONE MEADOW, TUTSHILL, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7JU**

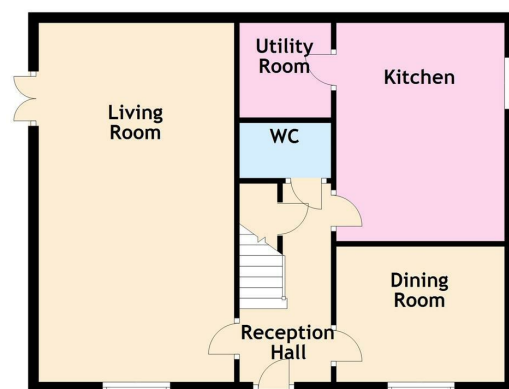
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**£398,000**

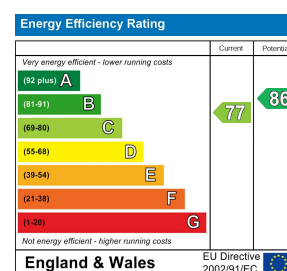
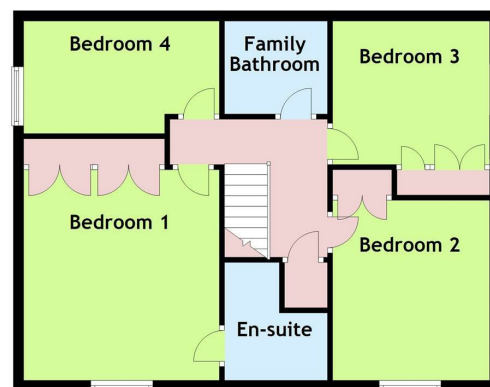
**Sales: 01291 629292**

**E: [sales@thinkmoon.co.uk](mailto:sales@thinkmoon.co.uk)**

Ground Floor



First Floor



**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. are delighted to offer for sale this stylish attached family house which is superbly appointed throughout and comprises entrance hall, spacious drawing room, separate dining room, well appointed luxury kitchen with built-in range of appliances with additional utility room plus ground floor cloakroom/WC. To the first floor there is a spacious principal bedroom with en-suite shower room, three further double bedrooms and family bathroom with Jacuzzi bath. Furthermore, the house benefits from double garage and landscaped gardens.

Bigstone Meadow is located within the popular Tutshill area of Chepstow which benefits from a good range of local schools, award winning butchers/delicatessen, convenience store and a café with further amenities available in Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

**GROUND FLOOR**

**ENTRANCE HALL**

With panelled entrance door, under stairs storage cupboard, stairs off: -

**LIVING ROOM**

**7.01m x 3.76m (23'0" x 12'4")**

A most attractive reception room with window to front elevation. French doors to side elevation leading to the landscaped garden.

**DINING ROOM**

**3.10m x 2.59m (10'2" x 8'6")**

With window to front elevation.

**CLOAKROOM/WC**

Appointed with a two piece suite comprising low level WC and wash hand basin. Ceramic tiled flooring and splash backs.

**KITCHEN/BREAKFAST ROOM**

**4.14m x 3.28m (13'7" x 10'9")**

Stylishly appointed with a matching range of base and eye level storage with ample rolled edge work surfacing over. Inset four ring ceramic hob with electric oven and extractor hood over. Integrated fridge/freezer and dishwasher. Single bowl and drainer sink unit with mixer tap. Tiled splashbacks and tiled flooring. Spot lighting. Window to side elevation.

**UTILITY ROOM**

With a range of storage cupboards. Plumbing and space for washing machine. Integrated fridge. Ceramic tiled flooring and tiled splash backs.

**FIRST FLOOR STAIRS AND LANDING**

With access to loft space. Airing cupboard.

**PRINCIPAL BEDROOM**

**3.96m x 3.81m (13'0" x 12'6")**

With window to front elevation. Range of built-in wardrobes.

**EN-SUITE SHOWER ROOM**

Appointed with a three piece suite comprising double shower cubicle, low level WC and wash hand basin. Tiled splashbacks. Heated towel rail. Window to front.

**BEDROOM 2**

**3.25m x 3.05m (10'8" x 10'0")**

With window to front elevation. Built-in wardrobe.

**BEDROOM 3**

**3.05m x 2.90m (10'0" x 9'6")**

With window to side elevation. Built-in wardrobe.

**BEDROOM 4**

**3.81m x 2.13m (12'6" x 7'0")**

With window to side elevation.

**BATHROOM**

Appointed with a three piece suite comprising jacuzzi bath with shower over and glass screen, low level WC and wash hand basin. Part tiled walls.

**GARDENS**

Located to the side of the property the house benefits from attractive landscaped gardens with pleasant paved seating area and extensive, stylish and individual decking throughout the garden. The gardens enjoy a variety of maturing trees, shrubs and flowering plants.

**DOUBLE GARAGE**

With electric doors and remote.

**SERVICES**

All mains services are connected, to include mains gas central heating.

