



DIRECTIONS

From Chepstow proceed up Moor Street turning left at the T-junction onto the A48. Proceed down the hill, through the traffic lights, over the bridge taking the right turn signposted Sedbury. At the roundabout take the second exit and proceed through Sedbury, dropping down hill and bearing right. Continue along this road without deviation and you will find the property your left just past the church.

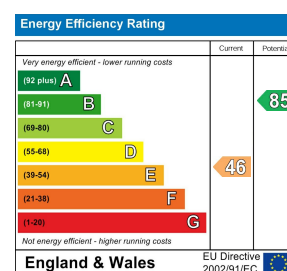
SERVICES

Mains gas, electricity, water. Shared septic tank in next door garden.

2021/2022 Council Tax Band C.

TENURE - FREEHOLD

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



3 CHURCH COTTAGES BEACHLEY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7HJ



OFFERS IN EXCESS OF £325,000

Sales: 01291 629292

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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 purchases must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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.
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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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3 Church cottages comprises a renovated character cottage, in a stunning position. With panoramic views to the front of the property, overlooking the Severn Estuary and the historic 1883 now redundant, pretty little cruciform church dedicated to St. John is next door.

The property offers off-road parking leading to the front entrance porch. From the porch is access to the large living room with feature fireplace and stairs leading to the upper floors. With further access to the open plan kitchen dining area and doorway to the private rear gardens. To the first floor one double bedroom again capitalising on the superb views, and the family bathroom which has been fully updated. On the top floor is the spacious main bedroom with character beams and views.

Being situated in Beachley there are both primary and secondary schools, local shop and restaurant in nearby Sedbury as well as a further abundance of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

GROUND FLOOR

ENTRANCE PORCH

Stone floor and door leading into: -

SITTING ROOM

18'0" x 13'9"

Window to side elevation. Parquet flooring and a feature brick fireplace with wood burning stove, a large storage cupboard and a doorway leading to the stairs and the first floor.

KITCHING/DINING ROOM

18'8" x 7'2"

A super kitchen/diner with character beams and a mix of a flagstone floor in the kitchen and parquet flooring in the dining area. A range of eye and base level cupboards with wood effect worktops and tiled splashbacks. Inset white one and a half bowl sink with chrome mixer tap. Four ring gas hob with electric oven below. Space for washing machine and tumble dryer. Windows and single door leading to the private rear garden.

FIRST FLOOR STAIRS AND LANDING

Large storage cupboard, and stairs up to second floor and the main bedroom.

BEDROOM 2

11'9" x 9'2"

A double bedroom with an original cast-iron fireplace. Window to front with views to the River Severn.

FAMILY BATHROOM

A modern contemporary style bathroom, comprising of white three piece suite with chrome shower with glass shower door over the bath, wash hand basin with chrome mixer tap in a vanity unit with storage and low-level WC. Chrome heated towel rail. Frosted window to side elevation.

SECOND FLOOR LANDING

Large storage cupboard.

MAIN BEDROOM

18'0" x 12'9"

This spacious double bedroom is filled with light coming in from the 4 Velux windows, 2 to the front with views across the River Severn and 2 overlooking the rear garden and a further window to the side elevation with views of the church. With a vaulted ceiling and beams - the bedroom is full of character.

OUTSIDE

The front the property benefits from a large gravelled area providing off-road parking, with views of the River Severn and gated access to the rear garden. The pretty private rear garden is mainly laid to lawn with mature trees and shrubs with a paved patio seating area and a large shed for storage. To the side of the house is a boundary low stone wall with beautiful views of the picturesque church.

