



DIRECTIONS

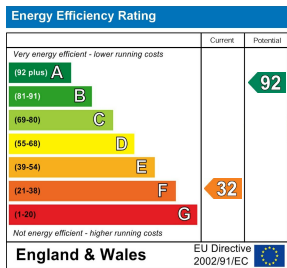
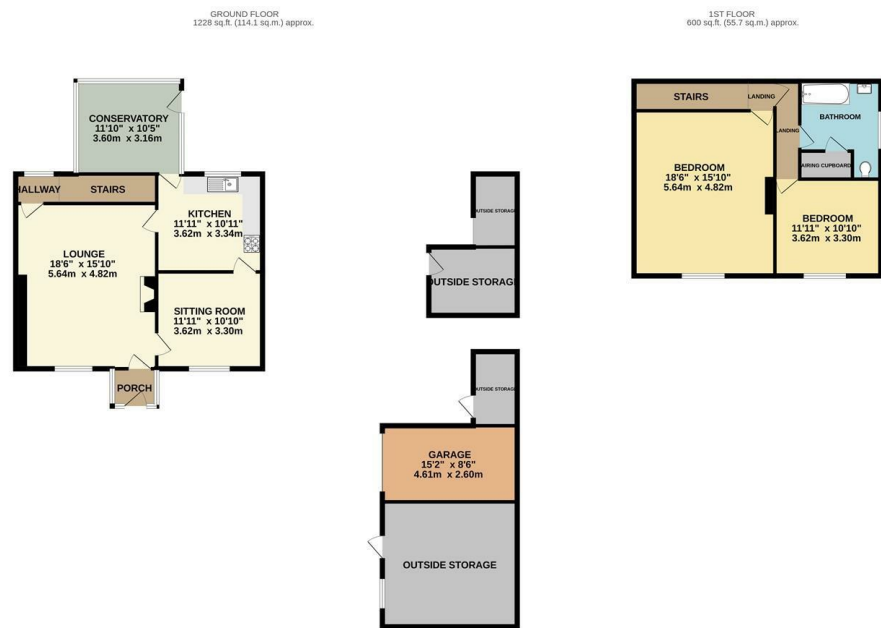
From our Chepstow office proceed over the new Wye Bridge on the A48 towards Lydney, continue along the A48, passing Hanley Farm Shop on your left and Stroat Mission on your right, where the property can be found on your left hand side denoted by our For Sale board.

SERVICES

All mains services are connected. Electric storage heaters.
Council tax band D.

TENURE - FREEHOLD

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



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are 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 is given as to their operability or efficiency can be given.
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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 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.



ROSE COTTAGE STROAT, CHEPSTOW, GLOUCESTERSHIRE, NP16 7LR

2 1 2 F

£370,000

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

Occupying a sizeable level plot and offered to the market with the benefit of no onward chain this very attractive semi-detached cottage will no doubt suit a variety of markets and affords deceptively spacious living accommodation arranged over two floors. The existing layout comprises to the ground floor; front porch leading into a sizable lounge with feature wood burner, second reception room/dining room, kitchen and a conservatory whilst to the first floor there are two double bedrooms and a shower room. The property further benefits a private gated extensive parking area, single garage and a range of useful stone outbuildings as well as generous gardens to the side and rear including level areas laid to lawn and a small orchard. There is fantastic potential to modernise and indeed extend this property to create a sizeable family home (subject to the necessary consent) or indeed reconfigure the existing layout as there is plenty of space to create at least a third bedroom.

Stroat is a small rural hamlet located along the A48 and offers easy access to the towns of Lydney and Chepstow, and provides excellent access to the motorway network for the commuter. A very popular primary school is situated a short drive away in the village of Woolaston.

GROUND FLOOR

ENTRANCE PORCH

Glazed entrance door and triple aspect windows. Door to:-

LOUNGE

5.64m x 4.83m (18'6" x 15'10")

A fantastic size reception room with picture window to the front elevation enjoying far reaching views and a feature fireplace with attractive stone surround and stove.

SITTING/DINING ROOM

3.63m x 3.30m (11'11" x 10'10")

A really well proportioned and versatile second reception space, also enjoying a picture window to the front elevation. Door to:-

KITCHEN

3.63m x 3.33m (11'11" x 10'11")

A good sized space with a range of fitted wall and base wooden units with ample laminate worktop and inset single bowl stainless steel sink with drainer. Free standing electric cooker and space and plumbing for under counter washing machine. Built-in pantry cupboard. Part-tiled walls and tiled floor. Window to the rear elevation enjoying views over the private gardens. Door and steps up to:-

CONSERVATORY

3.61m x 3.18m (11'10" x 10'5")

A further fantastic reception space with electric storage heaters. Tiled floor. Glazed to three sides with a glazed pedestrian door leading directly out to the rear garden.

REAR HALLWAY

Window to the rear elevation and staircase leading up to the first floor.

FIRST FLOOR STAIRS AND LANDING

Doors to all first floor rooms.

BEDROOM 1

5.64m x 4.83m (18'6" x 15'10")

A fantastic size principal bedroom that could be split into two double bedrooms or indeed to create an en-suite and dressing room depending on requirements. Window to the front elevation with outstanding views towards the Severn Estuary and beyond.

FAMILY SHOWER ROOM

Comprising a three-piece suite to include double width walk-in shower cubicle with tiled surround and electric shower unit, pedestal wash hand basin, and low-level WC . Half-tiled walls. Built-in airing cupboard housing the immersion tank. Window to the side elevation.

BEDROOM 2

3.63m x 3.30m (11'11" x 10'10")

A second sizeable double bedroom with a feature original fireplace and window to the front elevation again enjoying fantastic views.

GARAGE

4.62m x 2.59m (15'2" x 8'6")

Gated access to the side of the property leads to a sizeable tarmac private parking area with a level lawn to the side and attractive stonewall boundary to the front. Adjacent to the parking area in the courtyard, there is a very useful single garage and attached outbuilding providing fantastic use for storage, workshop space or indeed possible home office/studio/gym depending on requirements and of course subject to consent.

GARDENS

To the front of the property a private gated pedestrian access and steps leading up to the front entrance porch, with level mature garden areas having a range of plants and shrubs, enclosed by an attractive exposed stonewall boundary. From the side garden there is open access to the rear of the property where there is a private paved patio area providing an ideal spot for dining and entertaining. Off this there is a further useful stone built outbuilding and a lean-to corrugated store providing storage. From the paved patio a sizeable level area laid to lawn, a gap through the hedgerow leads to a further generous area laid to lawn, which was indeed a former orchard, enclosed by timber fencing and hedgerow. The rear garden enjoys a south westerly aspect.

SERVICES

All mains services are connected. Electric storage heaters.

