



DIRECTIONS

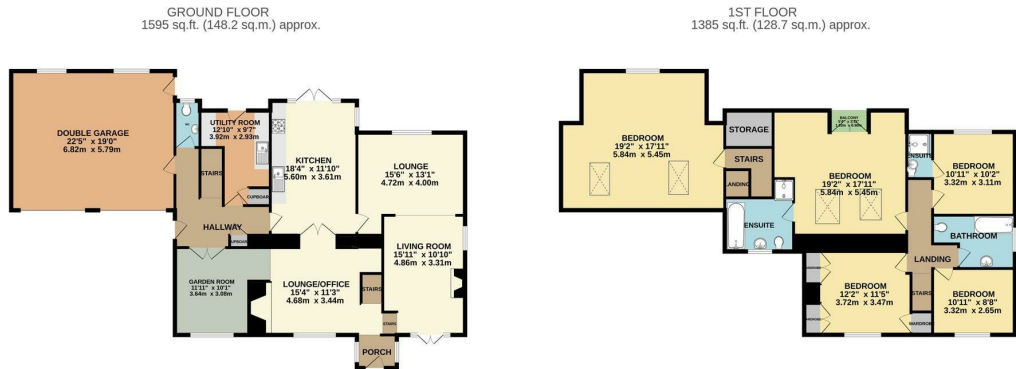
What Three Words - delays.airbrush.germinate

SERVICES

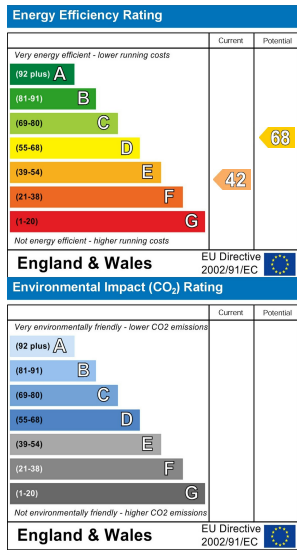
Oil fired central heating. Mains water and electricity. Drainage to a private septic tank.
Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 2980 sq.ft. (276.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 as to their operability or efficiency can be given.
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ROSE COTTAGE, WOODCROFT LANE, WOODCROFT, CHEPSTOW, MONMOUTHSHIRE, NP16 7QB

5 3 3 E

£740,000

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

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.

Occupying a very generous plot on a quiet country lane within this desirable village location, Rose Cottage comprises an attractive and delightful substantial residence that will no doubt suit a variety of markets with the added option of multi-generational living potential. The well-planned and versatile living accommodation briefly comprises to the ground floor; entrance porch, snug, living/dining room, kitchen/breakfast room, further reception/garden room, utility and a WC/cloakroom. The first floor offers four double bedrooms to include the principal with a fantastic vaulted ceiling, balcony and a four-piece ensuite; there is also a second bedroom which benefits an en-suite and a family bathroom. Accessed by a second staircase, there is a potential fifth double bedroom which also offers excellent flexibility and could be utilised as separate living accommodation or indeed home office/studio space. The property further benefits beautifully landscaped gardens to both the front and the rear, a private gated sweeping driveway which leads to an extensive parking area and an integral double garage. We would strongly recommend arranging an internal viewing to appreciate what this beautiful cottage has to offer.

GARAGE

6.82m x 5.79m (22'4" x 18'11")

Providing fantastic space for car parking/storage or indeed further conversion subject to requirements and necessary consent. Two manual up and over doors. Two windows to rear elevation. Door directly from garage leads outside.

GARDENS

To the front of the property is approached by double wooden gates which lead onto a private extensive block paved driveway which sweeps adjacent to the front garden and leads to a sizeable parking area providing parking for several vehicles. Access to the double garage. Access to the entrance porch and the original entrance to the cottage which is also still in use. The front garden area is a perfect sunny spot and beautifully landscaped enjoying a southerly aspect comprising a sizeable area laid to a level lawn bordered and amongst a range of attractive plants, shrubs and trees, as well as feature low level stone wall. There is picket fencing to the front boundary and time fencing to either side. A sizeable raised decking area provides a perfect sunny spot for dining, entertaining and relaxing whilst enjoying views not only across the gardens but back towards Rose Cottage. Feature rockery area and timber bridge which leads from the decking area over to a smaller area laid to lawn which in turn leads to the front entrance of the property. To the rear comprising a paved patio area access by French door off the kitchen/diner, a perfect space for dining, entertaining and enjoying views over the rear gardens. This then leads onto a sizeable level area mainly laid to lawn providing a perfect safe space for children to play and to cater to everyday family living or indeed offering a perfect blank canvas for the garden enthusiast. The lawn is bordered by an attractive range of plants, flower and shrubs, furthermore there is a useful shed providing ideal garden storage and a sizeable log shed with tiled roof and timber structure. The rear garden is fully enclosed by timber fencing. Gated pedestrian access to both sides of the property.



BEDROOM 3
3.32m x 3.11m (10'10" x 10'2")

A good size double bedroom enjoying a window to the rear elevation. Door to :-

EN-SUITE

Comprising a neutral suite to include corner walk-in shower cubicle with mains fed shower over with tile surround, pedestal wash hand basin and low-level WC.

BEDROOM 4
3.32m x 2.65m (10'10" x 8'8")

A double bedroom with a window to the front elevation.

FAMILY BATHROOM

Appointed with a neutral suite to include panelled bath with handheld shower attachment, tile surround and glass shower screen, pedestal wash hand basin with tile splash back and low-level WC. Tiled floor. Frosted window to the side elevation.

OUTSIDE



GROUND FLOOR

ENTRANCE PORCH

uPVC entrance door leads into a good size entrance porch enjoying a double aspect to both sides. Open access into the :-

SITTING ROOM

4.68m x 3.44m (15'4" x 11'3")

Enjoying lots of features as this is the original part of the cottage. Feature exposed stone wall and feature fireplace with free standing wood buyer. Window to the front elevation enjoying fantastic views across the beautifully presented front gardens. Stairs to first floor.

KITCHEN/BREAKFAST ROOM

5.69m x 3.61m (18'8" x 11'10")

Comprising an extensive space affording a good range of wall and base solid wood storage units with ample laminate work tops over and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap. Feature freestanding cooker with extractor hood over. Space for dishwasher and full height fridge/freezer. Plenty of space for a dining table and chairs. French doors lead out to the rear garden. Tiled flooring.

UTILITY ROOM

3.92m x 2.93m (12'10" x 9'7")

A sizeable space housing all white goods. Fitted worktop with inset stainless steel sink with drainer and tiled splashback. Pedestrian door leading to rear garden.



INNER HALLWAY

Door to side driveway and a door leading into the integral garage. Also providing access with feature double doors into the :-

WC/CLOAKROOM

Comprising a neutral suite to include WC, pedestal wash hand basin. Frosted window to the rear elevation.

GARDEN ROOM

3.64m x 3.08m (11'11" x 10'1")

A further reception space providing an ideal area to relax, unwind and views across the front gardens. Feature full height glass to the front elevation and window to side elevation.

LOUNGE

4.86m x 3.31m (15'11" x 10'10")

A well-proportioned reception space, again enjoying a feature fireplace with flag stone hearth. French doors lead out to the front elevation and a window to the side elevation. Open plan to:-

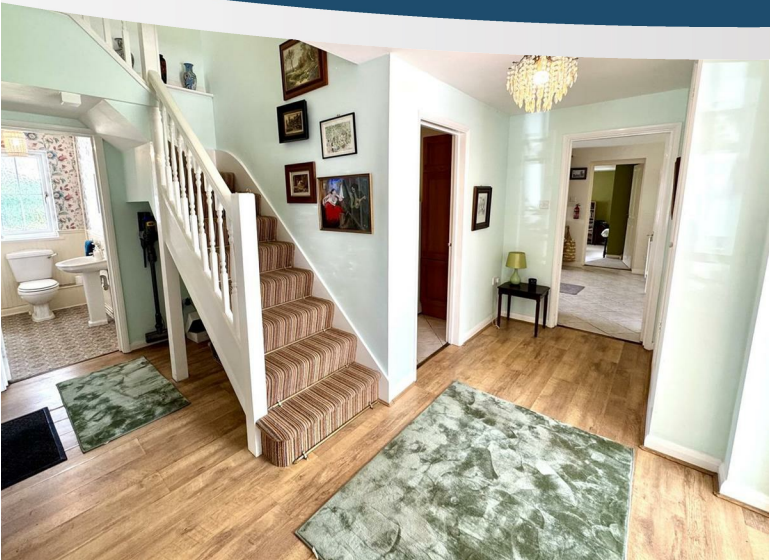
DINING ROOM

A further reception space offering versatile use either as a formal dining area or indeed further sitting space, as it is currently used. Window to rear elevation enjoying uninterrupted views over the gardens.

HOBBY ROOM/FIFTH BEDROOM

5.84m x 5.45m (19'1" x 17'10")

A sizeable space offering fantastic versatile use depending on requirements offering potential for a fifth double bedroom or indeed potential self-contained annex to cater for multi-generational living by incorporating the double garage beneath. Two Velux windows to the front elevation and a window to the rear elevation.



FIRST FLOOR STAIRS AND LANDING

Loft access point. Providing direct access to all first-floor rooms.

PRINCIPAL BEDROOM

5.84m x 5.45m (19'1" x 17'10")

A very generous and delightful principal bedroom enjoying a feature vaulted ceiling flooding light and space. Two Velux windows. Feature French doors leading out to the balcony enjoying far reaching views over the rear gardens and beyond. Door to :-

EN-SUITE

Comprising a neutral suite to include panelled bath with handheld shower attachment and tile surround, pedestal wash hand basin with tile splash back, low level WC and a walk-in shower cubicle with mains fed shower over and tile surround. Frosted window to the front elevation. Feature vaulted ceiling.

BEDROOM 2

3.72m x 3.47m (12'2" x 11'4")

A well-proportioned double bedroom enjoying two built-in wardrobes and a separate built-in airing cupboard with inset shelving. Window to the front elevation enjoying uninterrupted views across the beautifully landscaped front gardens.

