



### DIRECTIONS

From our Chepstow office, continue along the A48 towards Newport, passing St Pierre Golf and Country Club. At the roundabout, take the first turning on your left, then take the next left and proceed without deviation into the village of Portskewett, as you drive through the village, you will see the village Church, turn left in front of this then proceed over the railway line and into the village of Sudbrook. Continue without deviation along the main road through the village, where you will find Stone Cottages on your right hand side

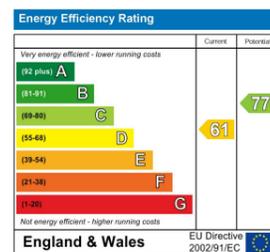
### SERVICES

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

2021/2022 Council Tax Band C.

### TENURE - FREEHOLD

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



## 4 STONE COTTAGES, SUDBROOK, CALDICOT, MONMOUTHSHIRE, NP26 5TA



### OFFERS IN EXCESS OF £280,000

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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. 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. 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 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 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.

4 Stone Cottages comprises a mid-link Victorian cottage, originally constructed as part of the ambitious Severn Tunnel Railway Scheme, now offering spacious accommodation which has recently been updated. The village is well located, being close to nearby Portskewett with schooling and shopping facilities as well as the towns of Chepstow and Caldicot. The property benefits from uPVC Windows throughout, updated kitchen and bathroom and off-road parking for two vehicles.

## GROUND FLOOR

### RECEPTION HALL

Stairs to first floor and access to ground floor rooms

### DINING ROOM

13'1" x 11'9"

Window to front elevation

### KITCHEN

12'1" x 10'5"

The recently updated kitchen comprises of a good range of eye and base level cupboards with integrated dishwasher and fridge with space for washing machine and tumble dryer. A stainless-steel extractor fan over the new Range cooker which may be available by separate negotiation. Granite worktops and a Belfast sink with brushed chrome mixer tap. Wood-effect floor and tiled splashbacks. Window to side elevation and velux skylight in the ceiling.

### FAMILY BATHROOM

White three piece suite comprising a panelled bath with chrome taps and shower over with glass screen, wash hand basin with marble surround and chrome mixer tap, in vanity unit with storage, wc and half tiled walls. Frosted window to rear elevation

### SITTING ROOM

19'8" x 11'9"

A spacious sitting room with plenty of features including the brick fireplace and half glazed doors leading from the hallway and into the kitchen. Window to rear elevation

### FIRST FLOOR STAIRS & LANDING

Access to all first-floor rooms. Window to front elevation.

### BEDROOM 1

11'9" x 11'5" m

Double bedroom with a good range of built-in wardrobes and storage. Window to front elevation.

### BEDROOM 2

10'2" x 8'6"

Built-in cupboards. Window to rear elevation, with wonderful views over the River Severn.

### BEDROOM 3

11'5" x 6'10"

Currently used as a study with wooden floorboards. Window to rear elevation with views over the River Severn.

### SHOWER ROOM

Comprising a three-piece white suite, single shower unit with glass door, wash handbasin inset to a vanity unit with storage and chrome mixer tap,. Low-level WC. Chrome heated towel rail

### OUTSIDE

#### GARDENS

To the rear, garden with paved, patio area, open to the side and rear, leading to a useful outhouse with power and electricity. Steps up to a level lawn area with a picturesque seated patio area and raised beds with a variety of shrubs and flowers.

To the front, off road parking for two vehicles.

