



DIRECTIONS

From Chepstow, proceed up the High Street through the town arch, turning right onto Welsh Street. At the roundabout take the second exit signposted Devauden. Upon entering Devauden, proceed through the village, taking the first left turn past the garage into Churchfields, then take the first right where you will find the property on the left hand side.

SERVICES

Mains electricity, water and drainage. LPG gas central heating.  
Council Tax Band G

TENURE - FREEHOLD

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

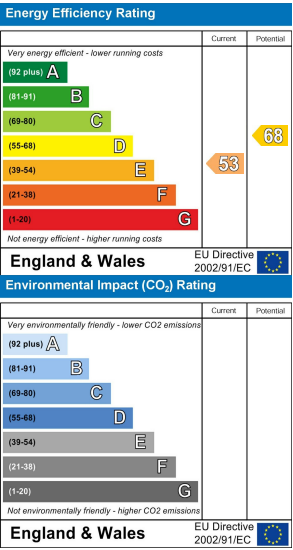
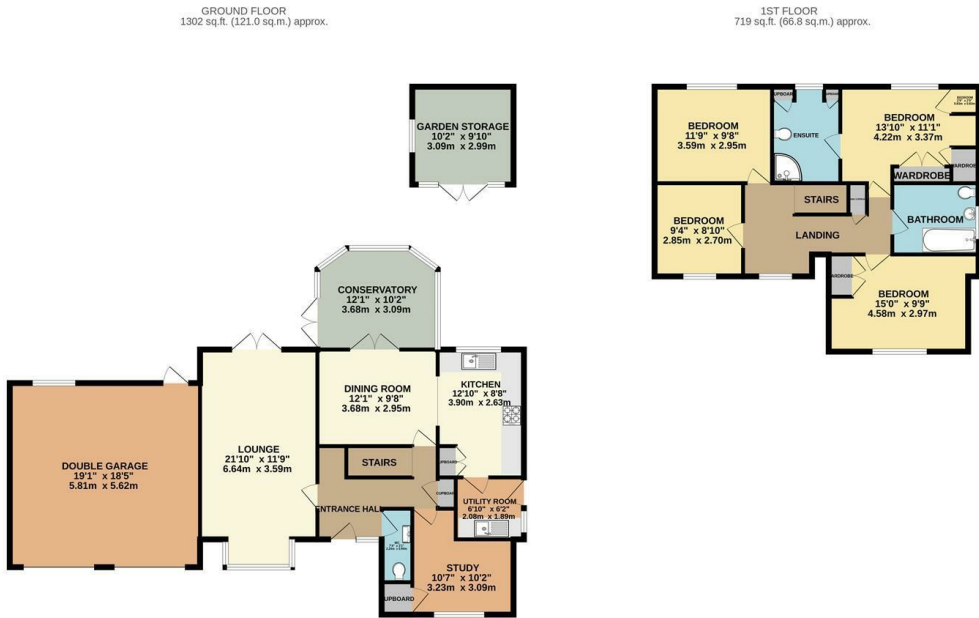


13 CHURCHFIELDS, DEVAUDEN, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6NB

4 2 3 E

GUIDE PRICE £580,000

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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. 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.

Offered to the market with a benefit of no onward chain, this immaculately presented detached, executive family home, occupying a generous position within this established residential development in a quiet cul-de-sac setting. The well-planned and deceptively spacious property offers fantastic versatile living accommodation to suit a variety of markets to include multi-generational family living and briefly comprises to the ground floor: reception hall, cloakroom/WC, lounge, open plan kitchen/dining room and utility room, as well as study and conservatory. To the first floor there are four bedrooms including the principal with en-suite and separate family bathroom. The property further benefits private extensive driveway/parking, double garage and established gardens to both the front and rear. We would strongly recommend an internal viewing to appreciate what this property has to offer.

Being situated in Devauden a number of facilities are close at hand in nearby Chepstow and Shirenewton to include primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.



## OUTSIDE

### GARAGE

**5.81m x 5.62m (19'0" x 18'5")**

Two manual up and over doors lead into the double garage with power, light and access to a further boarded loft area. There is a window to the rear elevation and a pedestrian door leading into the rear garden.

### GARDENS

The westerly facing rear garden really is a joy to walk around, beautifully landscaped and comprising a sizeable paved patio terrace area which runs the full length of the width, accessed from both the conservatory and the lounge, providing a fantastic space for the entire family to dine, entertain and relax whilst enjoying views over the gardens. There is a useful greenhouse on the paved patio area and steps lead down to a generous area, mainly laid to lawn and bordered by an attractive range of mature plants, shrubs and trees. A paved pedestrian pathway leads to the rear of the garden where there is a feature corner pond, further attractive range of plants trees and shrubs and a summer house with power and lighting providing either a fantastic storage facility or indeed studio or home working space if desired. The rear garden is perfect for children to play and fully enclosed by timber fencing to all sides. The garden to the front comprises a couple of areas laid to lawn, bordered by a range of attractive plants, shrubs and trees. Paved pedestrian pathway leads to the front entrance with storm porch.

### SERVICES

Mains electricity, water and drainage. LPG gas central heating.



**BEDROOM 3**  
**4.58m x 2.97m (15'0" x 9'8")**

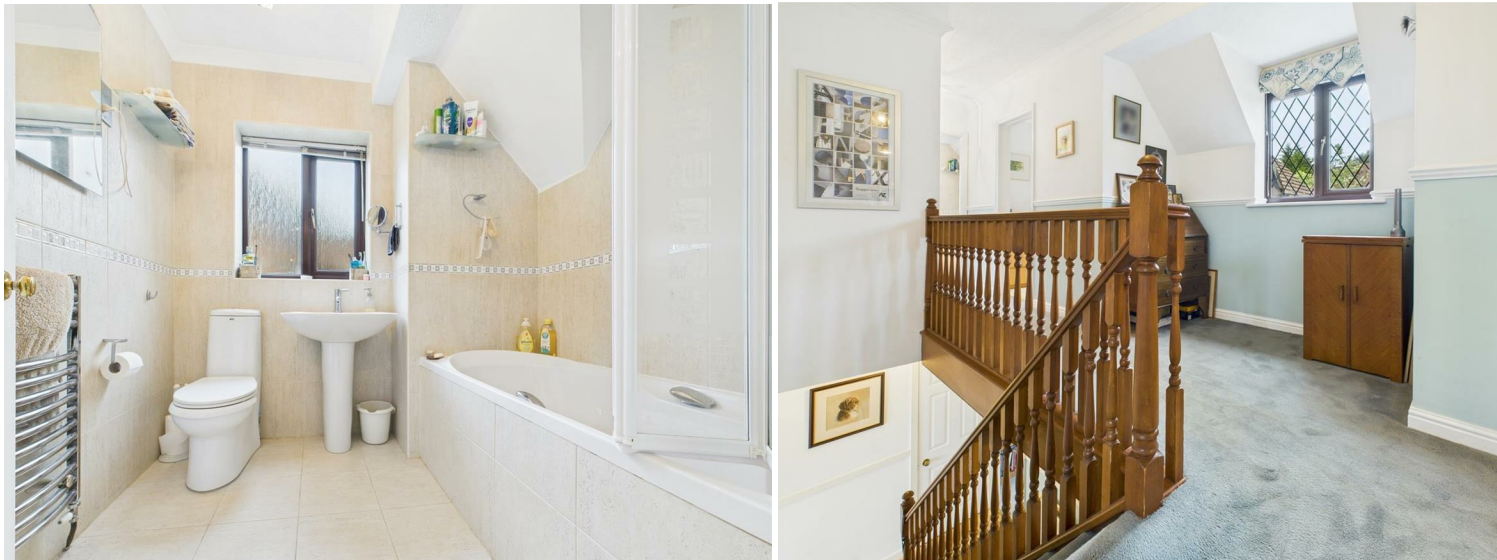
A double bedroom with a window to the front elevation. Built-in wardrobes.

**BEDROOM 4**  
**2.85m x 2.70m (9'4" x 8'10")**

Single bedroom with a window to the front elevation.

**FAMILY BATHROOM**

Comprising a modern neutral suite to include panelled bath with mains fed shower unit over, pedestal wash hand basin with mixer tap and low level WC. Heated towel rail and tiling to the walls and the floor. Frosted window to the side elevation.



**GROUND FLOOR**

**ENTRANCE HALL**

Front entrance door with side panel leads directly into a welcoming reception hall. With useful under stairs storage area and staircase leading to the first floor. Built in storage cupboard with hanging rail and inset shelving.

**CLOAKROOM/WC**

Comprising modern and neutral suite to include low level WC and wall mounted wash hand basin with mixer tap and tiled splashback. Heated towel rail. Frosted window to the front elevation.

**LOUNGE**

**6.64m x 3.59m (21'9" x 11'9")**

Comprising a very well-proportioned reception room enjoying a dual aspect with a feature bay window to the front enjoying views over the gardens and French doors leading out to the rear patio area, affording attractive views across the private gardens. Feature free-standing wood burner with slate hearth. Double doors lead to:-

**DINING ROOM**

**3.68m x 2.95m (12'0" x 9'8")**

A very well proportioned dining area enjoying feature patio doors leading into the conservatory and open access into the kitchen.



### CONSERVATORY

**3.68m x 3.09m (12'0" x 10'1")**

Providing a fantastic further reception space enjoying 180 degree views across the gardens and French doors leading out to the rear patio area.

### KITCHEN

**3.90m x 2.63m (12'9" x 8'7")**

Comprises an extensive range of neutral and modern fitted wall and base units with ample wood effect laminate worktop. Integrated appliances to include NEFF induction hob with extractor hood over, double NEFF electric oven with grill, under counter wine cooler, Bosch dishwasher and a full height fridge/freezer. Inset ceramic one and a half bow sink with drainer and mixer tap. Picture window to the rear elevation, again enjoying views across the gardens. Feature tiled floor. Door to:-

### UTILITY ROOM

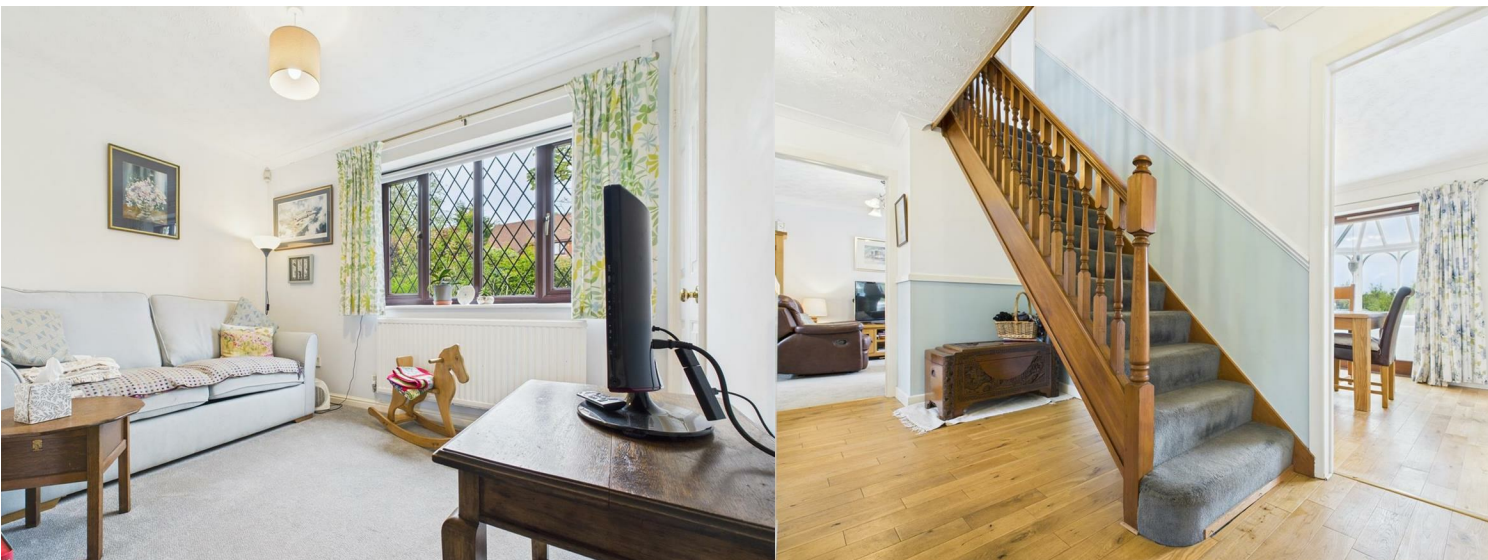
**2.08m x 1.89m (6'9" x 6'2")**

Providing a very useful space comprising further fitted units with wood effect laminate worktop and an inset stainless steel sink with drainer and mixer tap. Space for under counter washing machine and tumble dryer. Wall mounted Worcester gas combination boiler and pedestrian door leading out to the side of the property.

### STUDY/SNUG

**3.23m x 3.09m (10'7" x 10'1")**

This versatile room, currently used as a third reception space, also offers fantastic versatility either as a designated home working space or indeed as a fifth bedroom. The room enjoys open aspect views to the front over the gardens and a useful built-in cupboard with inset shelving and fitted desk.



### FIRST FLOOR STAIRS AND LANDING

Staircase leading to a spacious landing area offering potential for a further study/home working space if desired. Window to the front elevation. Access to all first floor rooms. Built-in airing cupboard housing the Worcester water cylinder, with fitted shelving. Loft access point to a fully boarded loft and fitted light.

### PRINCIPAL BEDROOM

**4.22m x 3.37m (13'10" x 11'0")**

Comprising a generously proportioned double bedroom enjoying fitted wardrobes to two sides and a window to the rear elevation enjoying not only views over the beautiful rear gardens but also surrounding countryside. Door to:-

### EN-SUITE

A very good sized room comprising a modern suite to include large corner shower cubicle with overhead shower head and separate hand held attachment, as well as jacuzzi settings, low level WC and wash hand basin with mixer tap over vanity unit with fitted storage units. Heated towel rail. Frosted window to the rear aspect. Part tiled walls.

### BEDROOM 2

**3.59m x 2.95m (11'9" x 9'8")**

Comprising a good sized double bedroom with a window to the rear elevation affording views over the gardens.

