



DIRECTIONS

From our Chepstow office proceed along the A48 towards Lydney, turning left off the dual carriageway towards Woolaston. Upon entering the village of Woolaston follow the road turning left again at the village store and continue without deviation up Severn View Road where you will find the property on the right-hand side.

SERVICES

Mains water, electricity and drainage are connected. Oil central heating.
Council tax band C

TENURE - FREEHOLD

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



**42 SEVERN VIEW ROAD, WOOLASTON, LYDNEY,
GLOUCESTERSHIRE, GL15 6NP**



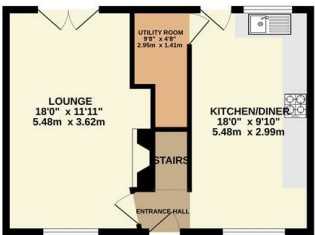
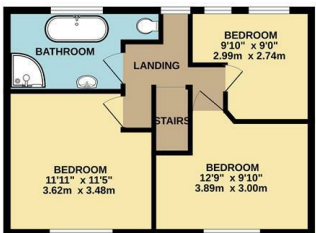
£299,950

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

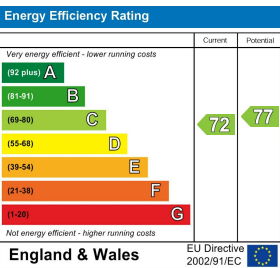
GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq ft. (93.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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. 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 condition or efficiency can be given. Made with Homestyler 12/2017



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.

A beautiful cottage garden which blooms all year round is a wonderful feature of this well-loved family home, which we are delighted to offer to the market for the first time in many years. The beautifully presented property briefly comprises, to the ground floor, open plan kitchen/diner with utility room off, and sitting room with French doors to the rear garden. To the first floor, three bedrooms, two of which offer far reaching views over open countryside and the River Severn beyond, and four-piece bathroom with free-standing claw foot slipper bath. The property benefits from solid wood flooring and oak doors throughout. To the front and rear there are generous and private gardens, with well stocked flower beds, level lawns and a separate vegetable growing area, there is also a shed with power. The property has recently been granted planning permission for a single storey extension to the front and rear. Viewing is thoroughly recommended to see what this property has to offer.

Being situated in the sought after village of Woolaston there are a number of facilities close at hand to include local primary school, vibrant village hall, pubs, restaurants, cold water swimming lakes and local shop with a further range of facilities in nearby Chepstow and Lydney. There are good bus, road and rail links along with the A48, M4 and M48 motorway network bringing Newport, Cardiff, Bristol and Gloucester all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

With glazed uPVC door to front elevation. Ceramic tiled floor. Stairs off. Open to: -

KITCHEN/DINING ROOM

5.49m x 3.00m (18'0" x 9'10")

A country style kitchen with solid oak base and eye level cupboards with granite worktops and tiled splashbacks. Inset stainless steel one and half bowl sink with drainer and chrome mixer tap with filtration system (installed in October 2025). Integrated four ring induction hob with glass and stainless steel extractor fan over, eye level oven and grill, as well as integrated multi microwave oven, fridge and freezer. Solid

beech flooring. Dual aspect windows to front and rear elevations with a half glazed door to the rear garden. Door to:-

UTILITY ROOM

2.95m x 1.42m (9'8" x 4'8")

Space and plumbing for washing machine and tumble dryer, central heating boiler. Ceramic tiled floor.

SITTING ROOM

5.49m x 3.63m (18'0" x 11'11")

A lovely cosy room with feature fireplace with multi-fuel log burner. Window to front and French doors to rear elevation. Solid oak flooring.

FIRST FLOOR STAIRS AND LANDING

Feature Oak stairs and balustrade. Loft access point to fully boarded and insulated loft with light and fitted pull down ladder. Solid wood flooring. Glazed stained glass window to rear elevation.

BEDROOM 1

3.63m x 3.48m (11'11" x 11'5")

A spacious main double bedroom with uPVC window to front elevation offering stunning views over the fields, towards the River Severn and beyond. Partially fitted wardrobes to remain. Solid oak flooring.

BEDROOM 2

3.89m x 3.00m (12'9" x 9'10")

A double bedroom with uPVC window to front elevation with views. Partially fitted wardrobes to remain. Solid oak flooring.

BEDROOM 3

3.00m x 2.74m (9'10" x 9'0")

Currently being utilised as a home office with two uPVC windows to rear elevation. Solid oak flooring.

BATHROOM

Appointed with a four piece suite to include free standing claw foot slipper bath with chrome mixer tap and hand-held shower attachment, low-level WC, wash hand basin inset to vanity storage unit with chrome taps and corner shower unit with chrome rainfall overhead shower. Fully tiled walls and tiled flooring. Frosted window to rear elevation.

GARDENS

To the front a well stocked really pretty garden with a gravel pathway leading up to the front door with various areas to sit and enjoy the front garden and the view towards the River Severn. A gated access to the side of the property leads to a beautiful well stocked rear garden with level lawn, Indian sand stone patio, monolith water feature, a range of fruit trees, raised vegetable borders, and a separate kitchen garden. Garden shed (with independent fuse box, multiple internal power points and lighting) to remain. The garden also benefits from two outside taps and double external power points.

AGENTS NOTE

Planning permission for a single storey extension to both the rear and front elevations.

SERVICES

Mains water, electricity and drainage are connected. Oil central heating.

