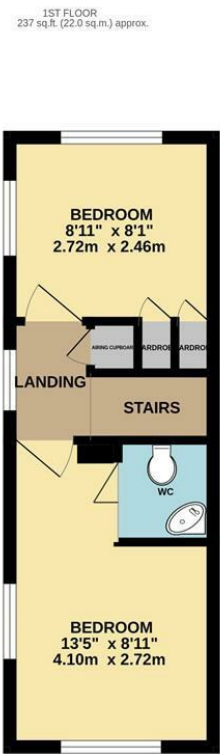


DIRECTIONS

From our Chepstow office proceed up Moor Street and turn left onto the A48, proceed along this road, over the bridge, taking the left hand turn into Tutshill. At the roundabout turn right onto Coleford Road. Sharp right onto Woodcroft Lane then left into Gower Lane where the property can be found on your left.

TENURE - FREEHOLD

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

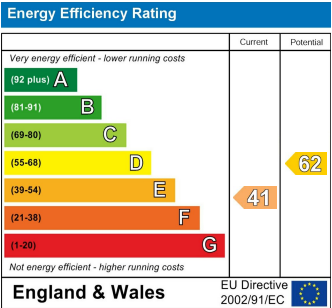


TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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.



GOWER COTTAGE, WOODCROFT, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7PZ

3 1 2 E

£410,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Occupying a very pleasant position on a quiet no through road within this desirable village of Woodcroft. Gower Cottage comprises a deceptively spacious cottage affording versatile living accommodation to be utilised as either a two, or three, double bedroom home. The existing well planned layout briefly comprises to the ground floor; entrance hall, fully fitted kitchen, dining room, lounge with feature wood burner, sun room, third reception room/third double bedroom, utility area and a recently modernised shower room whilst to the first floor there are two double bedrooms the principal with en-suite WC. The property further benefits private block paved driveway to the front and mature cottage style gardens to the side offering plenty of space for dining and entertaining. We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

A wooden front entrance door leads through to the entrance hall with tiled flooring. Door to kitchen and open through to:-

DINING ROOM

4.04m x 2.72m (13'3" x 8'11")

One of two formal reception spaces with a staircase off to the first floor. Built-in understair storage cupboard. Window to the front elevation. Door through to:-

LOUNGE

4.09m x 2.72m (13'5" x 8'11")

A well proportioned reception space with feature free standing cast iron wood burner. Dual aspect to the front and the side elevations. Exposed floorboards. Two feature alcoves with inset shelving. Open access to:-

SUN ROOM

Offering versatile use either as a study, reception hall or indeed a sitting area. Enjoying views over the front of the property accessed by French doors and windows to both side elevations. Wood effect laminate flooring.

KITCHEN

3.66m x 2.69m (12'0" x 8'10")

A good size space affording an extensive range of fitted wooden eye and base units with ample laminate worktops, inset stainless steel sink with drainer and mixer tap. A range of integrated appliances to include eye level double electric oven with grill and four ring electric hob with extractor hood over. Space for a full height fridge/freezer as well as space for under counter dishwasher. Window to front elevation. Tiled floor. Door to:-

REAR LOBBY

With fitted worktop. Space and plumbing for under counter washing machine. Window to front elevation. Tiled floor. Doors to shower room and third reception room.

SHOWER ROOM

Recently updated and comprises a contemporary suite to include large walk-in shower area with electric shower unit and feature tile surround, low level WC and wash hand basin. Part tiled walls. Wood effect flooring. Frosted window to the rear elevation.

THIRD RECEPTION ROOM/BEDROOM

3.66m x 2.74m (12'0" x 9'0")

A very good size and flexible room currently utilised as a home office but could make an ideal ground floor double bedroom or indeed further reception space depending on requirements. Wood effect flooring. French doors lead out to the front garden area and there is a window to the side elevation overlooking the cottage gardens as well as a window to the rear elevation.

FIRST FLOOR STAIRS AND LANDING

The first floor landing is accessed by half turn staircase with Velux window to rear elevation and window to front elevation. Built-in airing cupboard with inset shelving.

BEDROOM 1

4.09m x 2.72m (13'5" x 8'11")

A very good size generous double bedroom enjoying a dual aspect to the front and the side elevations. Original fireplace. Loft hatch. Door to:-

EN-SUITE WC

With WC and wall mounted wash hand basin with mixer tap and tiled splashbacks.

BEDROOM 2

2.72m x 2.46m (8'11" x 8'1")

A good sized guest double bedroom again enjoying dual aspect to the side and the rear elevations. Two built-in wardrobes. Loft hatch. Wood effect flooring.

OUTSIDE

GARDEN

At the front of the property a private block paved driveway providing off street parking for two vehicles which leads to a paved patio area providing a perfect private space for dining and entertaining enjoying the south westerly aspect. To one side of the property a couple of steps lead up and into the beautiful mature cottage style gardens that are both generous and private. A paved pedestrian pathway leads to a good size paved terrace area providing further space for dining and entertaining, surrounded by a attractive range of plants and shrubs. Furthermore there is a raised decking area and a useful wooden shed for storage.

SERVICES

Mains electric and water are connected. Septic tank drainage. Oil fired central heating.

