



DIRECTIONS

From our Chepstow office, proceed along the B4239 towards Usk, passing the villages of Shirenewton and Mynyddbach, continuing past the Huntsman pub on your right for about a mile and a half where you will see a sign post on your right hand side to Pant-y-Cosyn. Turn right into this lane, Northridge House being the second property on your left hand side.

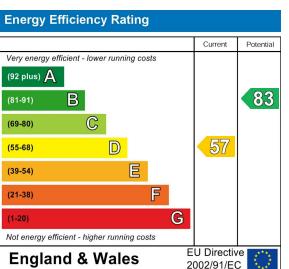
SERVICES

Mains water and electricity. Propro solar panels - 13 Perlight Delta triple black mono 295W panels. Private drainage. Oil fired central heating.

2021/2022 Council Tax Band H

TENURE - FREEHOLD

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



NORTHRIDGE HOUSE, USK ROAD, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6RZ



£1,150,000

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. 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:

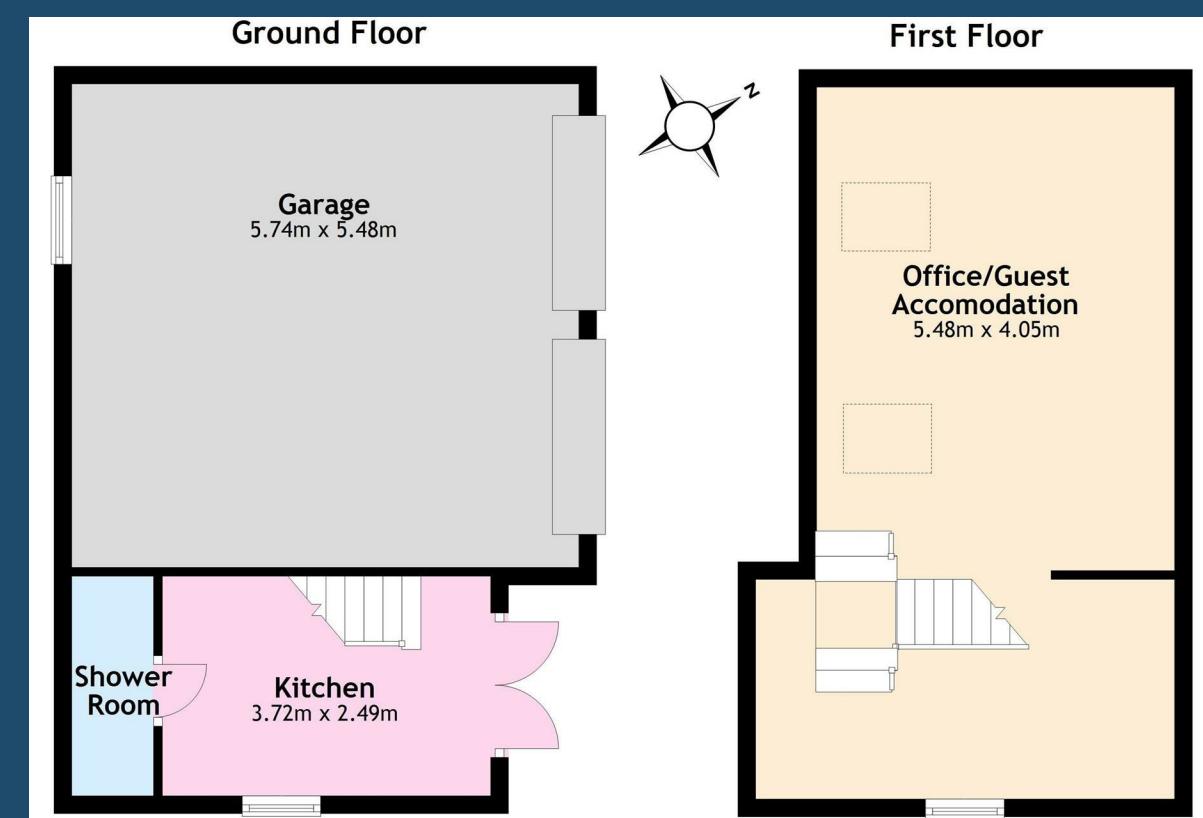
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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 necessarily 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.

Northridge House is a detached family home, built for the current vendors in 1972 to a design by an established and well respected firm of Bristol architects. The property has been thoughtfully designed and laid out to make the most of its superb location with wide ranging views across the surrounding Monmouthshire countryside and across the Severn to the Cotswolds. More recently a detached double garage with guest annexe, kitchen and shower room was added. The property stands within attractive mature landscaped gardens and also benefits from an adjacent wildlife meadow of approximately 13 acres, bounded by a natural stream. The meadow includes mature woodland, many specimen trees and a wide range of native flora, notably large areas of native orchids. A modern barn is serviced with mains water.

The property is located in an area known as Pant-y-Cosyn, approximately one and a half miles from the established village of Shirenewton and within easy reach of Chepstow, with good road links via the M48/M4 as well as a high speed rail link from Bristol Parkway, bringing London Paddington within easy reach.

GARAGE AND ANNEXE





GARDENS

Northridge House stands in approximately three quarters of a acre of mature and beautifully landscaped gardens approached by its own private gravel driveway with extensive lawned areas, mature shrubs, trees and flowering plants, along with attractive flagstone terrace to the front of the house with feature fishpond.



GROUND FLOOR

RECEPTION HALL

2.97m x 2.52m

With picture window and door to front elevation. Exposed flagstone flooring. Stairs off.

CLOAKROOM/WC

With low level WC and wash hand basin. Window to rear.

LOWER GROUND FLOOR

KITCHEN

6.75m x 2.79m maximum

Updated with an extensive range of Poggenpohl base and eye level storage with ample granite work surfacing over. Integrated fridge and dishwasher. Integrated four ring ceramic hob with electric double oven. Inset one and a half bowl stainless steel sink unit. Polished limestone flooring by Mandarin. Window to side.

FAMILY ROOM

7.18m x 2.89m

A later addition, offering spacious and light accommodation with French door and window to rear garden and being open plan to the kitchen.

DINING ROOM

4.29m x 3.34m

With hardwood flooring. Window to side elevation. Open plan to family room.

SITTING ROOM

4.53m x 4.26m

A most pleasant reception room with triple aspect windows and feature wood burning stove.

UTILITY ROOM

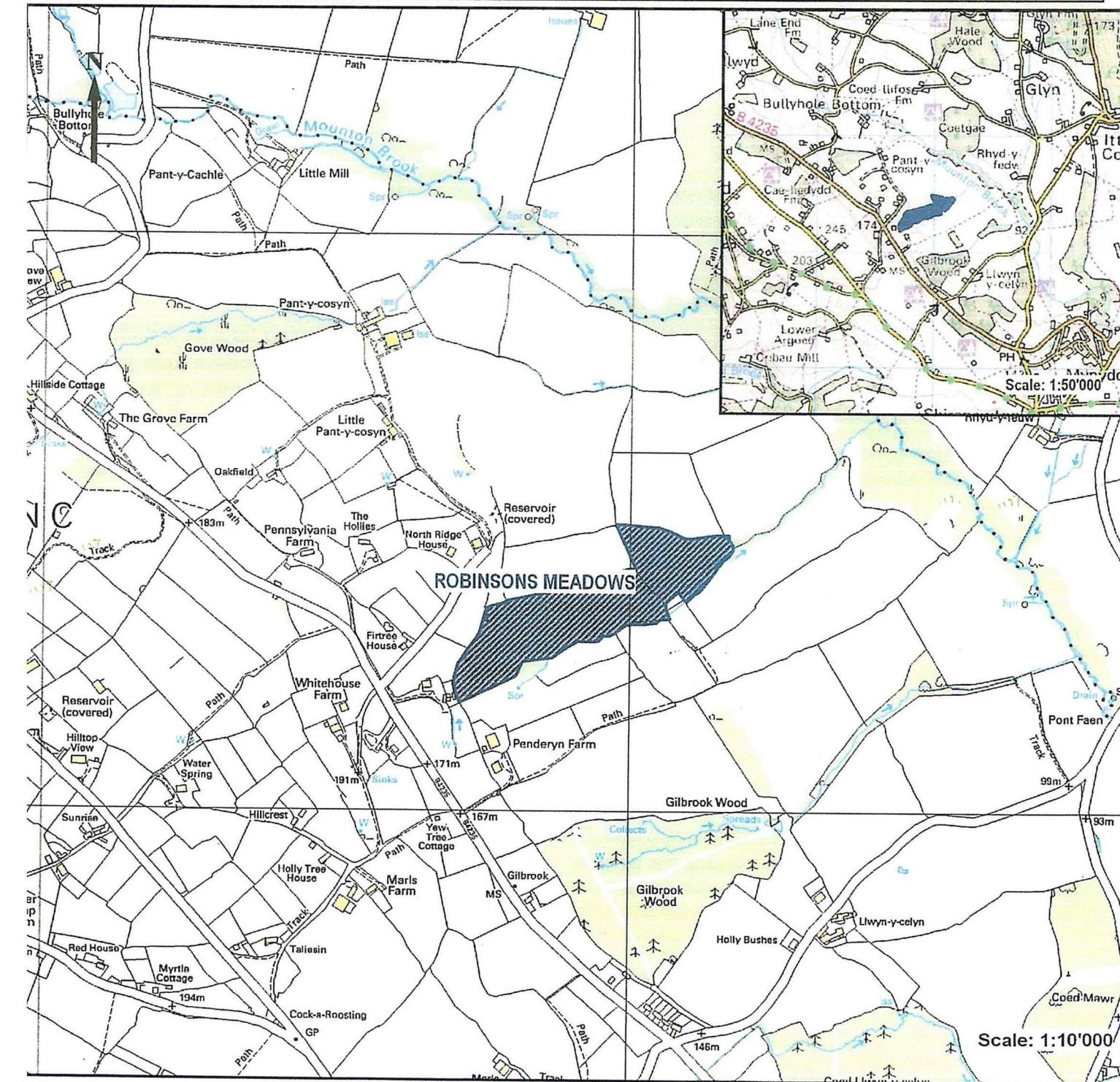
Space for washing machine and tumble dryer. Oil fired boiler.



Robinsons Meadows Local Wildlife Site

THE wildlife TRUSTS
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GWENT

Site Reference No: WS/ST49/15 at grid reference ST 468953
Date of Survey: 14th May 2005 by Stephanie Tyler
Size: c. 5.29 hectares
Owner: Mr & Mrs Robinson, Northridge House, Usk Road, Shirenewton, Monmouthshire.



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WILDLIFE MEADOWS AND WOODLAND

About twenty years ago, the vendors purchased approximately 13 acres of adjacent agricultural land approached by its own private lane. A modern barn is furnished with mains water. The vendors have planted approximately 4,000 oak, beech, cherry, alder, silver birch, rowan, field maple, small leaf lime, hornbeam and ash. There are also 70 specimen trees planted for interest including several magnolia, pawlonia, cornus, limes and a tulip tree. Half of the land is used as hay meadow. The site is registered as a Wildlife Site by the Gwent Wildlife Trust. Over the years, with careful management, the variety of flora has increased significantly with several varieties of orchid. The site attracts a wide range of fauna including butterflies, moths, foxes, rabbits, invertebrates and the occasional deer.



HALLWAY

Giving access to the bedrooms

BEDROOM 1

4.30m x 3.92m

With window to front elevation.

BEDROOM 2

4.39m x 3.23m

With window to side elevation. Built-in wardrobes.

BEDROOM 3

3.92m x 2.21m

With window to front elevation. Built-in wardrobes.

FAMILY BATHROOM

Appointed with a four piece suite comprising panelled bath, vanity wash hand basin, bidet and low level WC. Ceramic tiled finish to flooring. Window to rear.



FIRST FLOOR STAIRS & LANDING

A spacious landing area of an open plan design leading to the principal drawing room.

PRINCIPAL DRAWING ROOM

9.40m x 4.26m

Sub-divided by a central fireplace, this most impressive reception room boasts high level ceiling with windows to the rear elevation and door to balcony and then through into the main reception area with commanding views to the front towards the Severn Estuary and beyond, with feature high level window to the side with attractive views towards Itton. Large central chimney housing open fire. Steps lead to the study area.

STUDY AREA

2.94m x 1.88m

With window to front elevation, again with commanding views.

BEDROOM 4

3.51m x 2.81m

With large walk-in eaves storage. Window to side elevation.

EN-SUITE BATHROOM

With panelled bath, low level WC and wash hand basin.



OUTSIDE

GARAGE AND ANNEXE

A detached double garage with twin up and over doors with power and light. To the side, double doors into the annexe.

OFFICE/GUEST ACCOMMODATION

5.48m x 4.05m

Stairway to office/guest accommodation with two velux roof lights and window to side elevation.

KITCHEN AREA

3.72m x 2.49m

With range of storage units with single drainer sink unit. Window to side elevation.

SHOWER ROOM

With low level WC, wash hand basin and shower.

ACCESS DRIVE TO MEADOWS

Directly opposite Northridge House is a gravelled drive passing through a small orchard of apples, pear, cherries and plums into the meadow.

