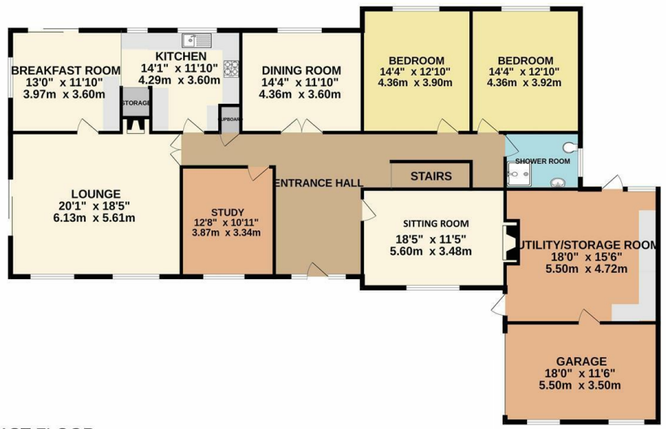
DIRECTIONS

From our Chepstow offices, proceed to the village of Shirenewton and continue through the village towards Earlswood. After about a mile and a half, turn left at Cock-a-Roosting, continue for approximately a quarter of a mile, turning left before Earlswood Memorial Hall. Proceed down this lane without deviation for approximately half a mile then start to climb up. Proceed for approximately a quarter of a mile. On a sharp right hand bend, you will see a driveway off to your left that is leading down to The Croft. What3words: Purse.Surprise.Yoga

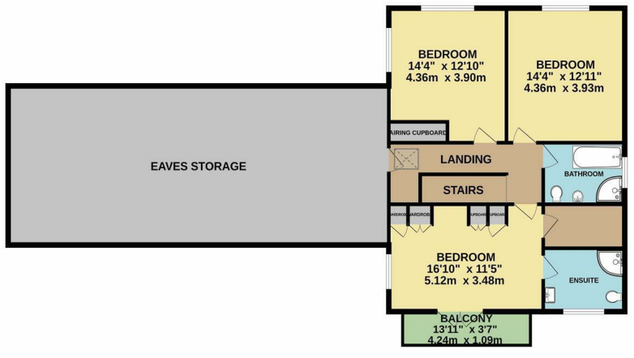
TENURE - FREEHOLD

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

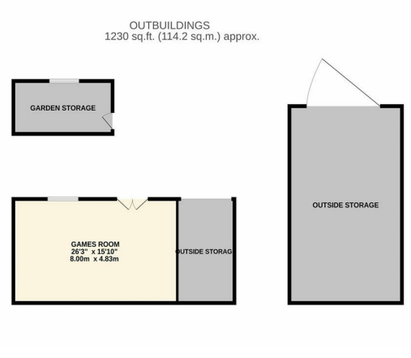
GROUND FLOOR
2385 sq.ft. (221.6 sq.m.) approx.

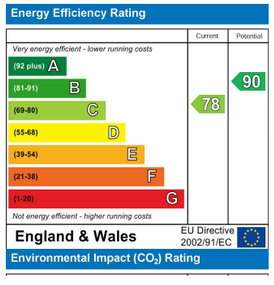


1ST FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



OUTBUILDINGS
1230 sq.ft. (114.2 sq.m.) approx.





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.



MOON&CO

THE CROFT, EARLSWOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 6RE

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£1,275,000

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

Offered with the added benefit of no onward chain, The Croft comprises a superb and quite rare opportunity to acquire this substantial five bedroom detached charming country residence affording deceptively spacious and versatile living accommodation to cater for a variety of requirements to include the growing family and multi-generational market. Located in the much sought after semi-rural location of Earlswood, Chepstow, the property combines a perfect blend of peaceful country living yet retaining convenient access to both Chepstow and the M48/M4 motorway network. Set in stunning gardens and grounds extending to circa six acres, you are within the beautiful small valley of Castrogi Brook with outstanding panoramic countryside views and direct access to Gray Hill and Wentwood Forest.

The property itself, totalling in excess of 5,000 sq. ft, is well-presented throughout and has been tastefully modernised by the current owners to provide comfortable and versatile living accommodation to include on the ground floor; impressive 39ft reception hall, formal lounge, sitting room, dining room, study, spacious kitchen/family/breakfast room, two double bedrooms and a shower room. The first floor offers a principal bedroom with feature balcony, en-suite and dressing room, two further double bedrooms and a family bathroom. Approached by a private sweeping driveway leading to a sizeable parking area along with a substantial garage, workshop, two greenhouses and three barn outbuildings (one used as a play barn) offering fantastic potential for either storage needs or indeed further potential, depending on requirements and necessary consent.

Earlswood is conveniently located within easy reach of the historic town of Chepstow and also the M48 motorway junction with high speed rail links found at Bristol Parkway and Newport railway station.

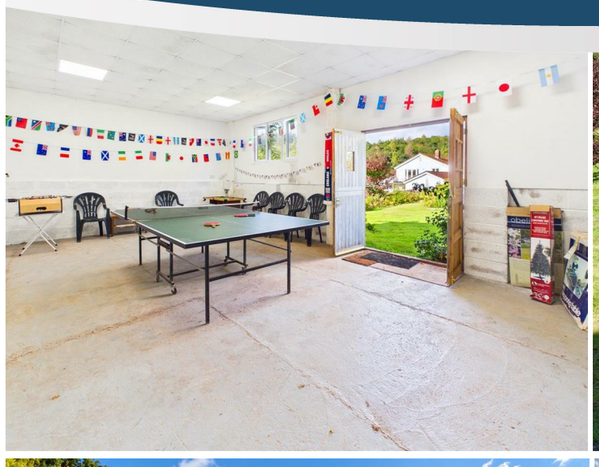


OUTSIDE

GARAGE
Attached double garage with electric up and over door of generous proportions with power, lighting and a range of cupboards and cabinets. The property also benefits from a useful number of garden storage sheds, workshop, two greenhouses and a summerhouse.

GARDENS AND GROUNDS
The property stands in approximately six acres of ground. The surrounding area of the property is laid to attractive gardens with an ornmental pond and fountain, various lawned terraces and pathways with a good variety of trees, shrubs and flowering plants. Otherwise, the land is laid to useful paddocks which are in good heart and well fenced. The property is approached via a sweeping driveway terminating into ample parking and turning area.

SERVICES
Mains water and electricity, private drainage, oil fired central heating. Privately owned solar panels generating electricity and hot water.
Council Tax Band I.









FIRST FLOOR STAIRS AND LANDING
A generous landing with skylight, giving access to first floor rooms and also leading to a very spacious walk-in loft offering excellent storage space.

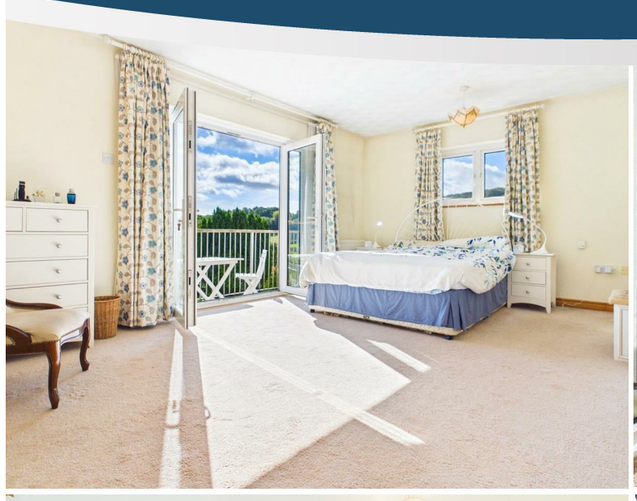
PRINCIPAL BEDROOM
5.13m x 3.48m (16'10" x 11'5")
An impressive bedroom with French doors to balcony with extensive rural views. Window to side. Range of built-in bedroom furniture along with walk-in dressing room.

EN-SUITE SHOWER ROOM
An updated en-suite shower room with underfloor heating and double width walk-in shower, vanity wash basin and low level WC. Heated towel rail. Fully tiled walls and tiled floor. Window to front elevation.

BEDROOM 4
4.37m x 3.94m (14'4" x 12'11")
A double bedroom with window to rear elevation.

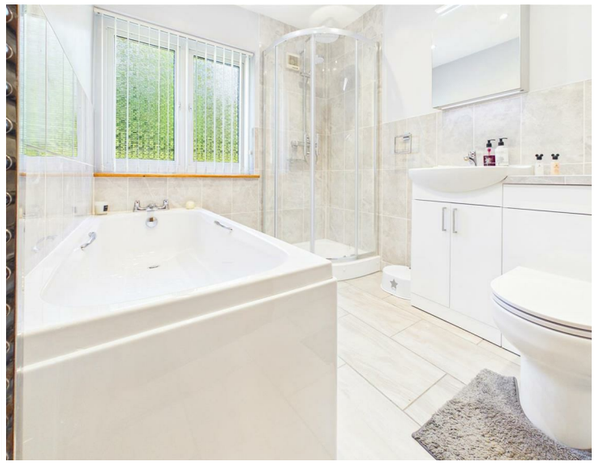
BEDROOM 5
4.37m x 3.91m (14'4" x 12'10")
A double bedroom with windows to rear and side elevations.

PRINCIPAL BATHROOM
Appointed with an updated four-piece suite comprising panelled bath with mixer tap, step-in shower, low-level WC and wash hand basin both set into vanity storage. Underfloor heating and heated towel rail. Window to side.









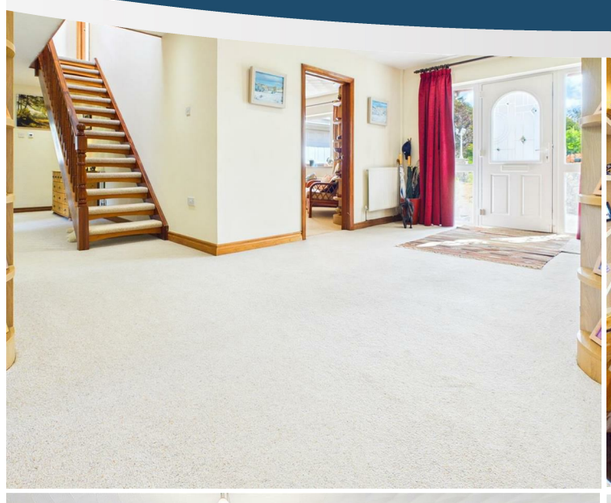
GROUND FLOOR

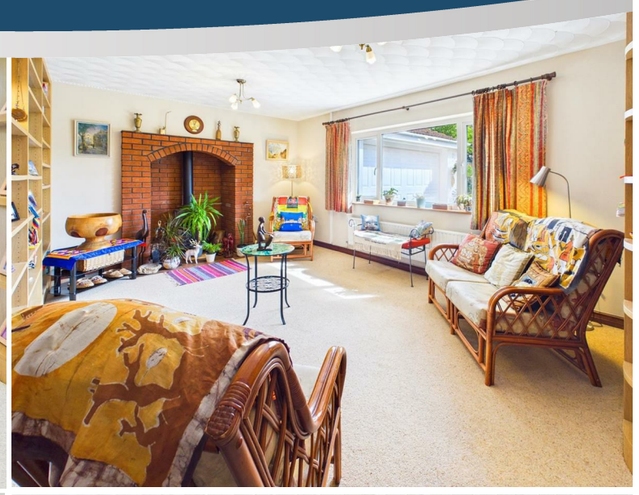
ENTRANCE HALL
An impressive, spacious reception hall with built-in Neville Johnson bookcasing. Door to front elevation, open tread stairs to first floor.

SITTING ROOM
5.61m x 3.48m (18'5" x 11'5")
Light and airy reception room with picture window to front elevation. Brick fireplace with wood burning stove and an extensive range of built-in bookcasing.

DINING ROOM
4.37m x 3.61m (14'4" x 11'10")
Accessed via double doors from the entrance hall is a spacious formal dining room with window to rear elevation.

STUDY
3.86m x 3.33m (12'8" x 10'11")
With window to front elevation. Wood effect flooring.









LOUNGE
6.12m x 5.61m (20'1 x 18'5")
An impressive principal reception room with two windows to front elevation, French door to side elevation with attractive rural views across the valley and Wentwood Forest. Contemporary wood burning stove.

KITCHEN/BREAKFAST ROOM
8.26m x 3.60m (27'1" x 11'9")
Stylishly updated with a contemporary range of base and eye level storage units with ample quartz work surfacing over and backlit display cabinets. Inset twin sink unit with mixer tap. Five ring induction hob with concealed extractor over and eye level double oven/microwave. Integrated dishwasher. Two windows and French door to rear gardens. Wood effect flooring.

UTILITY/STORAGE ROOM
A sizeable room with plenty of space for storage. Sink with plumbing and space for a washing machine and tumble dryer. Pedestrian doors to front and rear along with courtesy door to the garage.









BEDROOM 3
4.37m x 3.91m (14'4" x 12'10")
A flexible space which could also be an additional study or home office with an extensive range of built-in bookcasing and window to rear.

BEDROOM 2
4.37m x 3.91m (14'4" x 12'10")
A double bedroom with window to rear elevation.

SHOWER ROOM
Comprising an updated three-piece suite to include step-in shower cubicle, wash hand basin with vanity unit and low-level WC. Underfloor heating and heated towel rail. Window to side.

