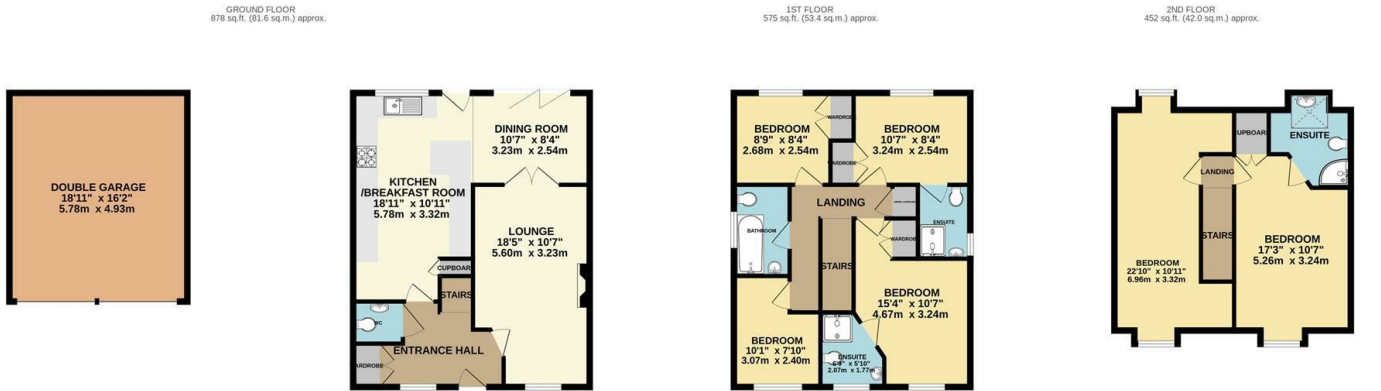


DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth. Pass through the first set of traffic lights, proceed down the hill taking the next left turning into Barnets Wood, continue to Woolpitch Wood past the park and down the hill, taking the left turn into Fryth Wood where you will find the property on your right.

TENURE - FREEHOLD

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



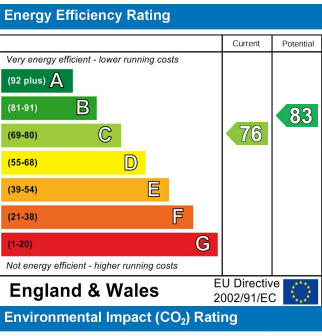
TOTAL FLOOR AREA : 1904 sq.ft. (176.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



10 FRYTH WOOD, CHEPSTOW, MONMOUTHSHIRE,
NP16 6DU

6 4 1 C

£579,950

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

The property comprises a detached three-storey family house, located within this popular and established development on the outskirts of Chepstow offering easy access to the town centre, local amenities, schools and shops as well as the M48 motorway.

The accommodation is well-presented and briefly comprises to the ground floor: entrance hall, cloakroom/WC, living room, recently upgraded stylish kitchen which has been knocked through into the dining room creating a lovely sociable family/dining area. To the first floor are four bedrooms, two of which are en-suite, along with a family bathroom and to the second floor is the principal suite with en-suite shower room and a further bedroom currently utilised as a dressing room. Outside the property benefits from double garage with off-street parking for several vehicles along with landscaped gardens to the rear with far reaching views.

OUTSIDE

GARAGE

5.77m x 4.93m (18'11" x 16'2")

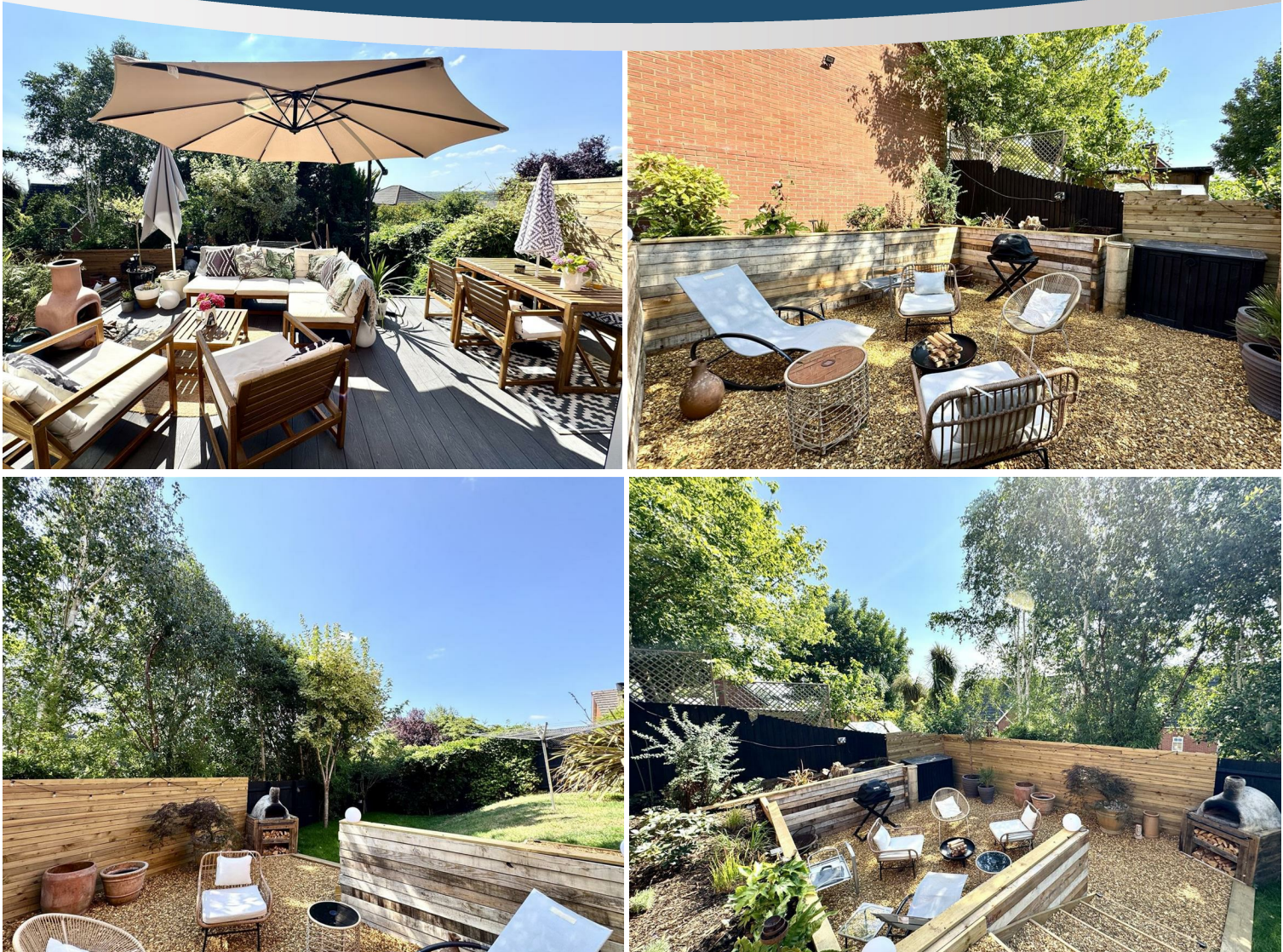
To the side of the property is a private driveway offering parking for several vehicles and giving access to the detached double garage with up and over doors. EV charger.

GARDENS

To the front is a lawned garden with hedging and to the rear is a very attractive garden which has been landscaped to create a large raised decking area leading off the rear of the property. Steps down lead to a lawned area and a secondary private seating area with raised borders. The South westerly/westerly facing rear garden enjoys sunshine throughout the day. On clear days it benefits from far reaching views towards the Severn, while in the evening you can enjoy spectacular sunsets over the woods and hills beyond.

SERVICES

All mains services are connected to include mains gas central heating.



SECOND FLOOR

PRINCIPAL SUITE

5.26m x 3.23m (17'3" x 10'7")

The vendors have created a very comfortable principal suite across the whole of the top floor, currently offering principal bedroom with windows to front and side elevations.

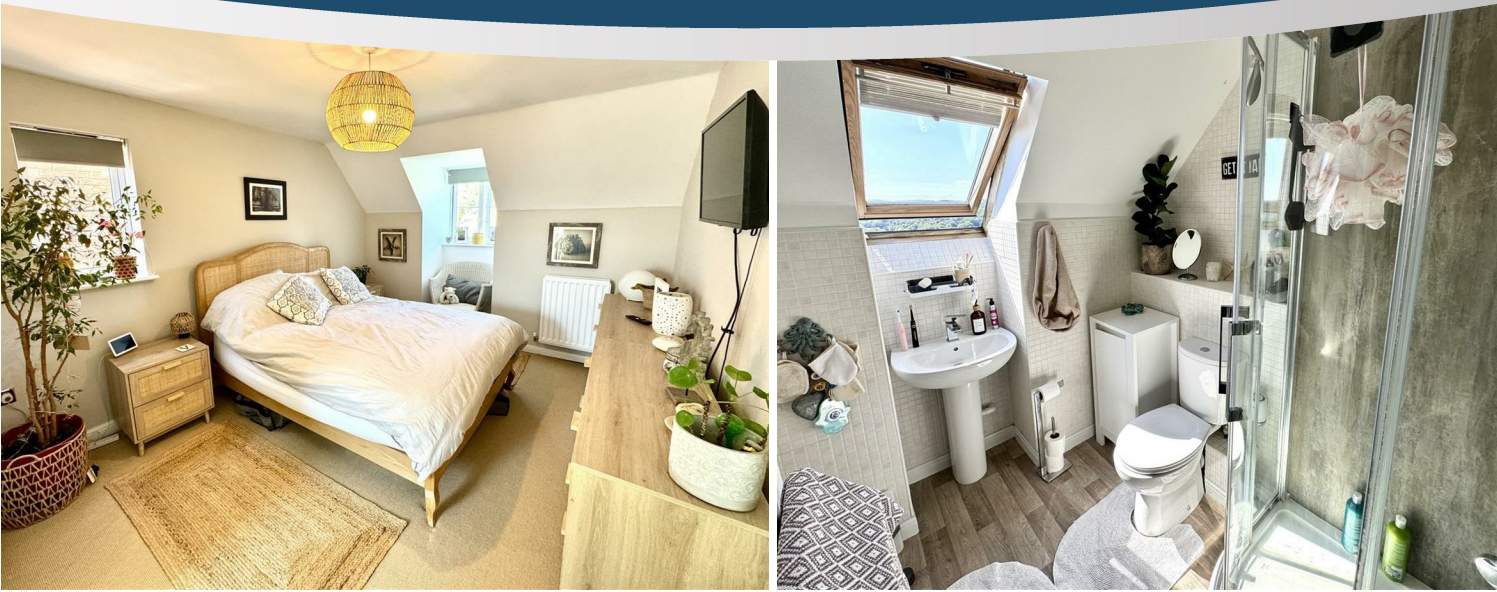
EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include corner step-in shower cubicle, low-level WC and pedestal wash hand basin. Tiled walls. Velux rooflight.

DRESSING ROOM/BEDROOM 5

6.96m x 3.33m (22'10" x 10'11")

Across the landing is a former bedroom, now utilised as a dressing room with windows to front and rear elevation. Extensive range of wardrobes. Loft access point.



GROUND FLOOR

ENTRANCE HALL

With door and window to front elevation. Storage cupboard. Stairs to first floor.

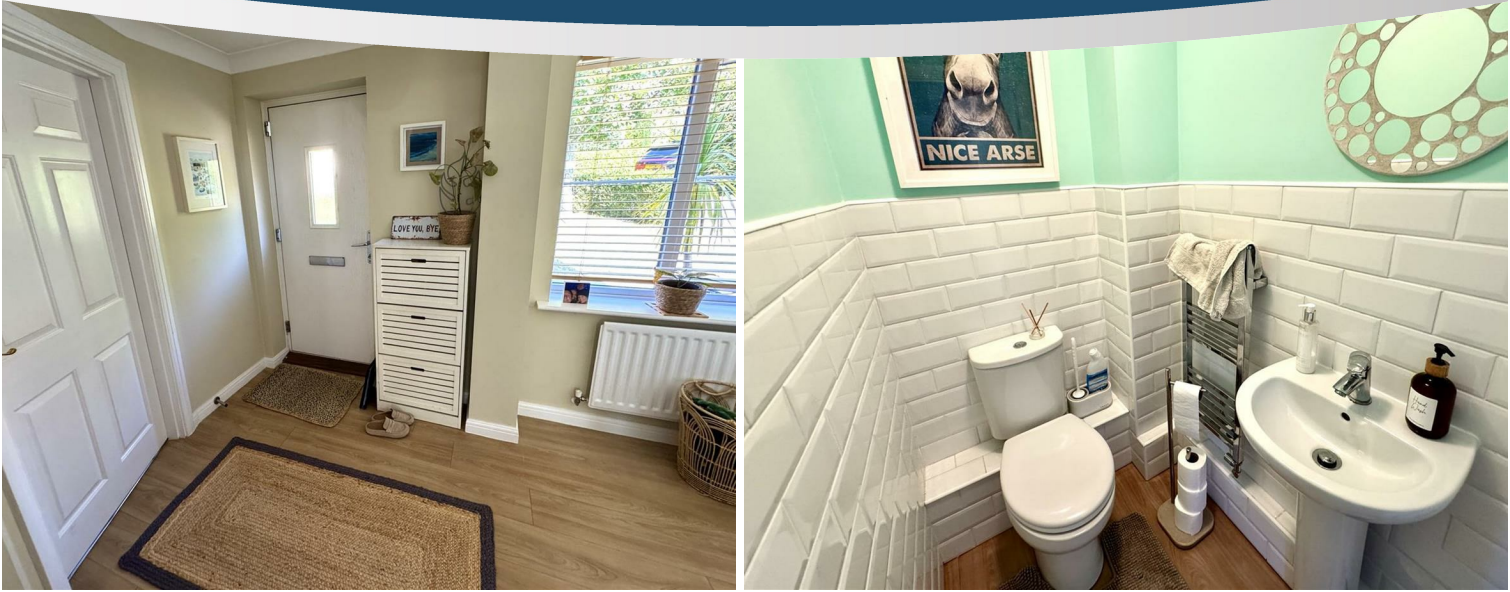
CLOAKROOM/WC

Updated with a two-piece suite comprising low-level WC and pedestal wash hand basin with mixer tap. Subway style half-tiled walls.

LIVING ROOM

5.61m x 3.23m (18'5" x 10'7")

A bright and airy living room with window to front elevation. Attractive wood burning stove. Double doors to dining area.



KITCHEN/FAMILY/DINING ROOM
5.78m x 6.55m max. measurement (18'11" x 21'5" max. measurement)

A stylishly updated kitchen with an extensive range of base and eye level storage units with ample work surfacing over, tiled splashbacks and breakfast bar. Single drainer sink unit with mixer tap. Five ring gas hob with concealed extractor over along with eye level double oven. Space for American style fridge/freezer and wine cooler. Integrated dishwasher and washing machine. The open plan layout is flexible and offers bright and airy space with window and door to the rear garden, along with bi-fold doors to large rear sun-terrace.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 2
4.67m x 3.23m (15'4" x 10'7")

A double bedroom with window to front elevation. Built-in wardrobe.

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low-level WC and pedestal wash hand basin. Fully tiled walls. Frosted window to front elevation.

BEDROOM 3
3.23m x 2.54m (10'7" x 8'4")

A double bedroom with window to rear elevation and built-in double wardrobe.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include step-in shower, low-level WC and pedestal wash hand basin. Fully tiled walls. Frosted window to side elevation.

BEDROOM 4
2.67m x 2.54m (8'9" x 8'4")

A double bedroom with window to rear elevation.

BEDROOM 6/STUDY
3.07m x 2.39m (10'1" x 7'10")

A single bedroom currently being utilised as a study with window to front elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with shower over and glass shower screen, low-level WC and pedestal wash hand basin. Part-tiled walls. Frosted window to side elevation.

