



1ST FLOOR  
1542 sq.ft. (142.9 sq.m.) approx.

2ND FLOOR  
271 sq.ft. (25.1 sq.m.) approx.



**PERCUS HOUSE  
DEVAUDEN  
MONMOUTHSHIRE  
NP16 6SS**

**£1,000,000**

**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.

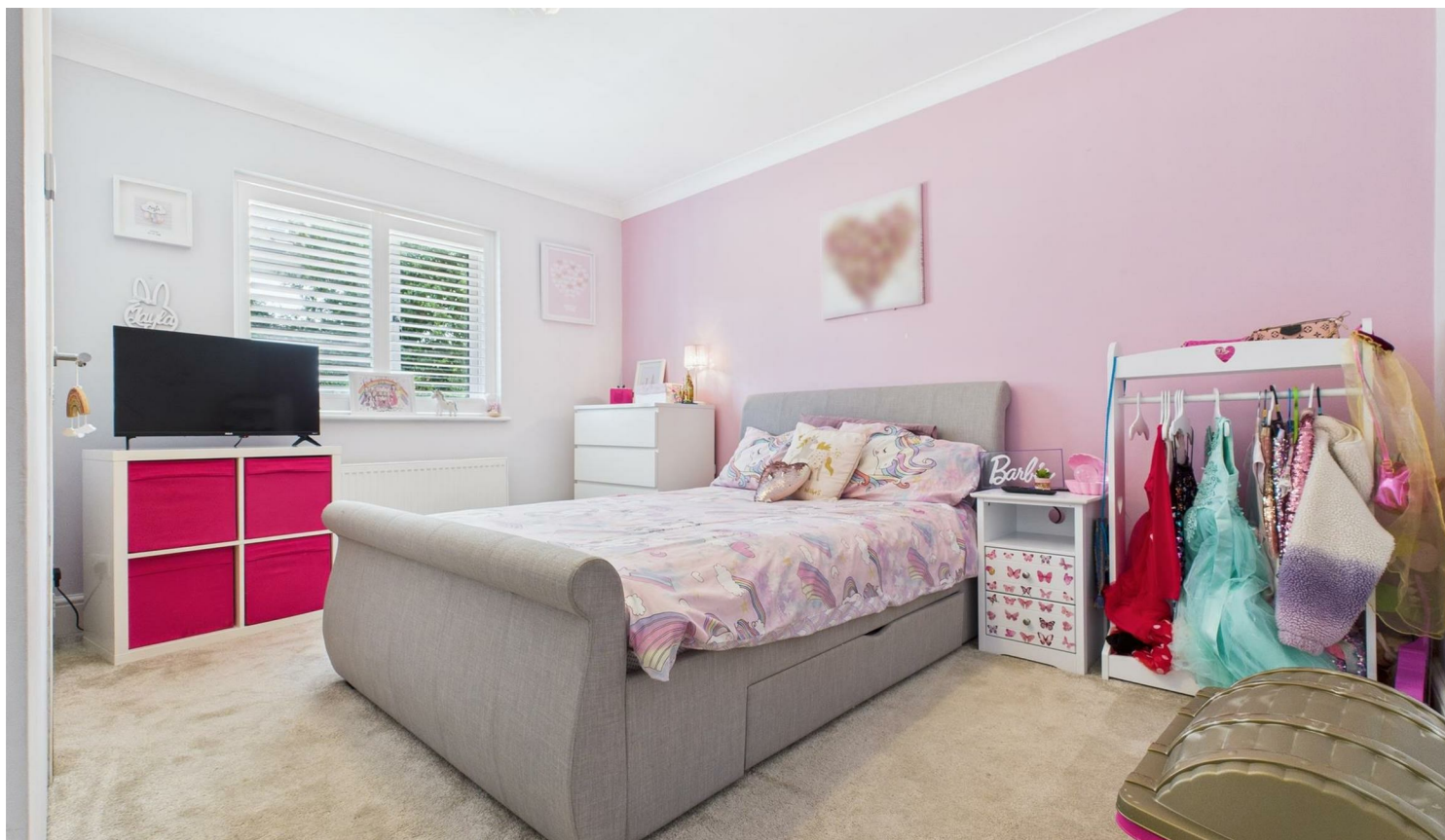
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2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



Percus House stands in attractive gardens, approached by its own private driveway finished in brick pavior, with detached double garage. The majority of the gardens are level and lawned, with views towards the lower Wye Valley, with an attractive raised terrace area directly behind the house.

This area of Monmouthshire is well renowned and much sought after, and viewing is therefore highly recommended.





Heading upstairs, there is an impressive galleried landing benefiting a seating area with windows to the front elevation affording pretty views towards open countryside and woodland beyond. Leading off this, one finds the principal bedroom suite of generous proportions, with attractive balcony with far reaching views, large dressing room and updated en-suite bathroom. In addition, there are four further guest bedrooms, three benefiting from their own en-suite facilities, and a principal bathroom. There is also a useful, easily accessible loft storeroom area.



# PERCUS HOUSE

DEVAUDEN - MONMOUTHSHIRE

## AMENITIES

Four Reception Rooms

Five Bedrooms (Four En-Suite)

Superb Updated Kitchen/Dining Room

Impressive Principal Suite With Dressing Room  
And En-Suite

Detached Double Garage

Attractive Gardens.

## DISTANCES

Chepstow 4 miles

M48 Motorway 4.5 miles

Bristol Parkway 20 miles

Bristol Centre 22 miles



Percus House comprises an impressive detached family house, one of four individual properties constructed in the late 1990s in a quiet secure cul-de-sac, close to the centre of Devauden village, itself a well renowned village conveniently located near the historic towns of Chepstow and Monmouth with excellent road connections. Devauden also nestles within attractive, unspoilt Monmouthshire countryside, with many attractive countryside walks, and is on the periphery of the world-famous Wye Valley, an area designated of outstanding natural beauty. Percus House was constructed to a high specification and has been updated within recent years to provide comfortable and stylish family accommodation.



Starting in the impressive entrance hall, with glass balustrade staircase to galleried landing, one then leads through to the attractive drawing room with exposed brick feature fireplace. Next to this, you find an attractive family room with doors to the large level gardens. Across the hallway, there is a useful study and next to this an updated ground floor cloakroom, as well as a second sitting room/day room. The kitchen is a very impressive part of this property, having been extensively updated by the current vendors with an excellent range of good quality units with quartz work surfaces over with complementary range of suitable appliances and being open plan to the dining room, which benefits from bifold doors to the rear sun terrace.

