



Severn Lodge Sedbury Lane, Tutshill, Chepstow, Gloucestershire, NP16 7DU

£725,000



SERVICES

All mains services are connected to include gas and heating.

TENURE- FREEHOLD

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

DIRECTIONS From our Chepstow office, proceed over the old Wye Bridge to the mini roundabout, turning right onto Beachley Road at the next mini roundabout, bear left onto Severn Lane where you will find Severn Lodge immediately on your right hand side.

Disclaimer
These particulars are intended to give a fair description of the property but their 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 furnishings.

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 fact.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





GARDENS AND GROUNDS

CELLAR
The property benefits from two cellar rooms with access off the main hall way. Measuring 10'11" & 10'9".

OUTSIDE
GARDENS
To the front of the property, pedestrian access, with mature hedging offering privacy with the principal garden being located to the side on the south of the house, thus enjoying a sunny aspect with large paved seating area with steps down to the lower lawned area. To the east of the house is the parking with double entrance gates off Sedbury Lane to allow for an ample parking area, giving access to the detached garage with up and over door power and light.

Severn Lodge comprises of a Grade II detached family home, located in the desirable village of Tutshill, itself close to the Chepstow's historic town centre, but also benefiting from its own good range of local schools and shops. The principal accommodation is Georgian with later additions and is well appointed with various upgrades to provide modern amenities, whilst retaining a wealth of character and charm. Particularly noteworthy is the tastefully updated kitchen, along with the impressive reception with deep bay window with French doors to the garden. Viewing is highly recommended.



ANNEXE

Leading off the main landing, but also benefiting from its own exterior access, is a self-contained annex.

ANNEX SITTING ROOM

11'6" x 10'2"

With window to rear elevation.

ANNEXE HALLWAY

With door and window to balcony with stairway to ground floor.

ANNEX SHOWER ROOM

Appointed with a three piece suite, comprising low level WC and wash hand basin, along with step-in shower. Window to side elevation.

ANNEX BEDROOM

15'3" x 9'9"

With bay window to side elevation, window to rear elevation.

SECOND FLOOR STAIRS AND LANDING

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Leading off the main landing to a spacious top floor landing area.

BEDROOM 4

14'2" x 12'9"

With windows to front and rear elevation. Feature fireplace.

BEDROOM 5

12'8" x 10'1"

With windows to front elevation. Feature fireplace.

SHOWER ROOM

A spacious, well appointed shower room with step in shower cubicle. Low level WC and wash hand basin. Window to front elevation.



- RARE OPPORTUNITY
- SPACIOUS PRINCIPALLY GEORGIAN DETACHED TOWN HOUSE
- UPDATED ACCOMMODATION THROUGHOUT
- PLEASANT GARDENS WITH PARKING AND GARAGE
- THREE RECEPTION ROOMS
- STYLISHLY APPOINTED KITCHEN/FAMILY DINING ROOM
- FOUR PRINCIPLE BEDROOMS PLUS DRESSING ROOM
- GUEST ANNEXE WITH LIVING ROOM, BEDROOM & BATHROOM
- VIEWING HIGHLY RECOMMENDED

GROUND FLOOR

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ENTRANCE PORCH

With period door with glazed fan light over, with flag stone entrance leading to

ENTRANCE HALL

With glazed doorway, flag stone flooring. Period stair way off.

DRAWING ROOM

22' x 13'

An impressive principal reception with windows to front elevation. Deep bay window with French door to rear elevation, giving access to the private gardens. Attractive marble fireplace. Period cornice to ceiling.

SITTING ROOM/FORMAL DINING ROOM

14' x 12'10"

With window to front elevation. Attractive slate fireplace. Exposed wood flooring.



STUDY
11'2" x 10'
With window to side elevation

KITCHEN/DINING ROOM
26' x 13'
Tastefully updated with a bespoke range of kitchen units with large island, butler's Pantry and additional base storage units with honed granite work surfacing over. Inset one and a half bowl sink unit. Fireplace housing wood effect gas fired stove. Exposed flag stone flooring. Two windows and door to rear garden. Britannia range cooker.

UTILITY ROOM
12' x 10' maximum overall
With window and door to side elevation. Space for washing machine and tumble dryer. Gas fired boiler providing domestic hot water and central heating.

REAR HALLWAY
With door to side elevation. Quarry tiled flooring.

CLOAKROOM/WC
With low level WC and wash hand basin.

FIRST FLOOR

FIRST FLOOR STAIRS & LANDING
With window to rear elevation. Cloakroom and WC with low level WC and wash hand basin.

BEDROOM 1
22' x 13'
A spacious and impressive principal bedroom with window to front elevation. Deep bay window to rear elevation with views across the gardens. Feature fire place and exposed wood flooring.

DRESSING ROOM
9' x 7'
With access off the main landing, this room could be utilised either as potential en suite bathroom, dressing room or additional bedroom. Window to front elevation.

BEDROOM 2
13' x 11' 6"
Window to front elevation. Feature fireplace.

PRINCIPAL BATHROOM
12'3" x 10'
Spacious bathroom with modern four piece suite. Comprising of panelled, separate shower cubicle, low level WC and wash hand basin. Airing cupboard. Window to side elevation.

