



### DIRECTIONS

From Chepstow town centre proceed up the High Street turning left onto the A48. Continue along this road heading towards Lydney where you will pass a picnic site to the left on the dual carriageway. Continue up the hill taking the left-hand turn for Netherend/Woolaston, proceed along this road turning left at the shop onto Severn View Road, following this road you will find the property on the right.

### SERVICES

Mains water, electricity and drainage. Oil fired central heating.  
Council Tax Band D

### TENURE - FREEHOLD

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



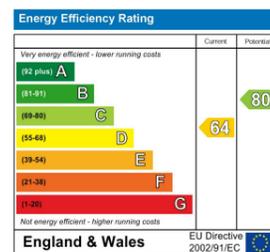
## 68 SEVERN VIEW ROAD, WOOLASTON, LYDNEY, GLOUCESTERSHIRE, GL15 6NP

4 2 3 D

### OFFERS OVER £400,000

Sales: 01291 629292

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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.

This property in Severn View Road offers spacious family accommodation, within this sought after village location. The property briefly comprises to the ground floor, reception hall which leads to the sitting room, snug/home office, kitchen, dining room, ground floor WC and conservatory leading to the rear garden. To the first floor are four double bedrooms, family bathroom and separate shower room. Outside the property benefits from spacious private garden to the rear which is mainly laid to lawn with access to the double garage, driveway and further garden space beyond this. The lawned garden to the front benefits from beautiful views towards the River Severn and beyond.

Being situated in the sought after village of Woolaston there are a number of facilities close at hand to include local primary school, vibrant village hall, pubs, restaurants, cold water swimming lakes and local shop with a further range of facilities in nearby Chepstow and Lydney. There are good bus, road and rail links along with the A48, M4 and M48 motorway network bringing Newport, Cardiff, Bristol and Gloucester all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

A spacious and welcoming entrance hall with half glazed uPVC door and side panel to side elevation. Wood effect flooring.

### GROUND FLOOR WC

Frosted window to side elevation. Appointed with a wash hand basin with chrome mixer tap inset to vanity storage unit and low-level WC. Chrome heated towel rail. Part-tiled walls.

### SNUG/HOME OFFICE

**2.63m x 3.17m (8'7" x 10'4")**  
uPVC window to front elevation.

### SITTING ROOM

**5.05m x 3.34m (16'6" x 10'11")**

A spacious and light reception room with a large picture window enjoying views towards the River Severn and beyond.

### DINING ROOM

**4.22m x 3.31m (13'10" x 10'10")**

uPVC French doors to conservatory. Handy understairs storage cupboard.

### KITCHEN

**4.27m x 2.62m (14'0" x 8'7")**

Appointed with a good range of base and eye level storage units with granite effect work surfacing over. Inset one and a half bowl and drainer sink unit with chrome mixer tap and waste disposal unit. Integrated four ring electric hob with

extractor hood over, eye level Neff double oven, fridge and freezer. Wall mounted gas boiler. Ceramic tiled flooring. Window to rear elevation and half glazed frosted door and window leading to :-

### CONSERVATORY

uPVC windows and door leading to the private rear garden. Wood effect flooring.

### FIRST FLOOR STAIRS AND LANDING

Split staircase. uPVC window to side elevation. Loft access point. Airing cupboard.

### BEDROOM 2

**3.36m x 3.32m (11'0" x 10'10")**

A double bedroom with uPVC window to rear elevation.

### BEDROOM 4

**3.22m x 2.64m (10'6" x 8'7")**

A double bedroom with uPVC window to rear elevation.

### BEDROOM 3

**3.25m x 2.64m (10'7" x 8'7")**

A double bedroom with uPVC window to front elevation.

### BEDROOM 1

**5.02m x 3.34m (16'5" x 10'11")**

A spacious double bedroom with ample room for storage. Large picture window to front elevation with stunning views towards the River Severn and beyond.

### SHOWER ROOM

Frosted window to side elevation. Appointed with a three-piece suite to include corner shower unit with chrome mains fed shower over, low level WC and a wash hand basin inset to vanity storage unit with chrome taps. Part-tiled walls with subway style tiles. Chrome heated towel rail.

### BATHROOM

Appointed with a three-piece suite to include panelled bath with chrome taps and folding glass shower screen with chrome mains fed shower over, wash hand basin inset to vanity storage unit and low-level WC. Chrome heated towel rail. Fully tiled walls. Frosted window to side elevation.

### OUTSIDE

To the front is a level lawned area with a range of shrubs and mature trees. To the side is a blocked paved driveway for two vehicles, leading to a double garage with power and lighting. To the rear is a spacious corner plot mainly laid to lawn with a patio area and pedestrian path and gate leading to the garage and parking area. Greenhouse and outside tap are also found at the rear of the property. Gated side access.

### SERVICES

Mains water, electricity and drainage. Oil fired central heating.

