



DIRECTIONS

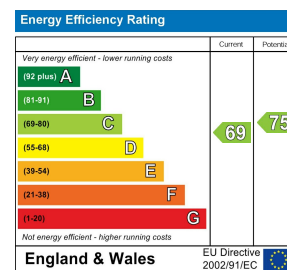
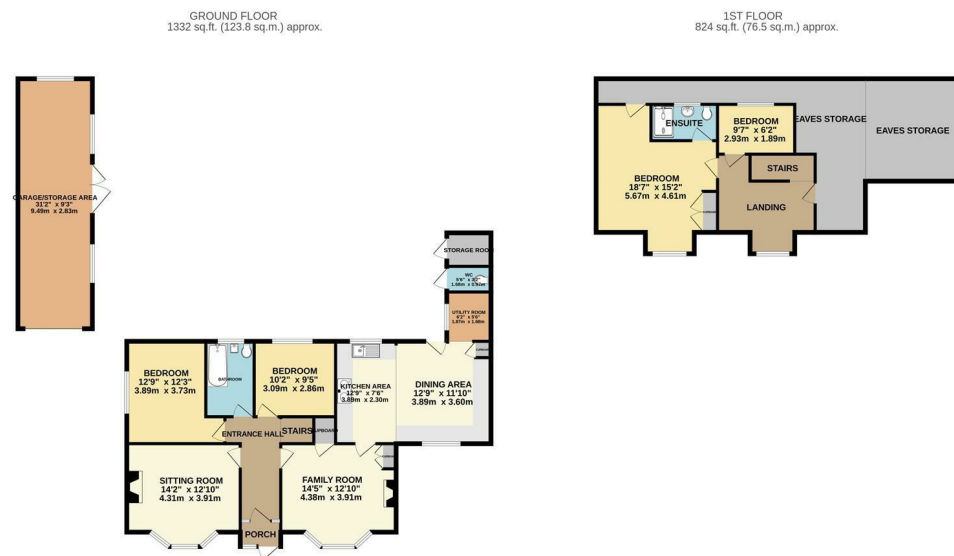
From our Chepstow office proceed to the motorway heading towards Newport on the M48. Join the M4 and then take the first exit at the Magor junction. At the roundabout take the first exit and then first left. Proceed to the roundabout heading right towards Magor. Continue along this road turning left into Vinegar Hill follow the road to the top of the hill and then turn right into Old Stone Road, where you will find the property on the left-hand side.

SERVICES

All mains services are connected to include gas central heating.
Council tax band F

TENURE - FREEHOLD

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



TOTAL FLOOR AREA - 2156 sq.ft. (200.3 sq.m.) approx.
While 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.
Made with Mapbox (2025)

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.



**BLUE HILLS, OLD STONE ROAD, VINEGAR HILL,
UNDY, CALDICOT, NP26 3EJ**

4 1 3 C

£435,000

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

Coming to the market for the first time in over 40 years, this detached property offers an excellent opportunity to renovate a well-loved family home. A fabulous feature of the property is the very generous and private rear garden, with various outbuildings and a spacious driveway to the front. The property briefly comprises, sitting room, family room, kitchen/diner, utility room, two double bedrooms and family bathroom. To the first floor a further double bedroom with en-suite shower room, single bedroom and spacious landing area with access to eaves storage.

Being situated in Undy a range of local amenities are within a short walking distance including pubs, restaurants, local shop and primary school. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE PORCH

Double glazed entrance door and glazed panel, door to:-

RECEPTION HALL

A spacious and welcoming reception hall with traditional parquet flooring and stairs to the first floor.

SITTING ROOM

4.32m x 3.91m (14'2" x 12'10")

A stone fireplace with working wood burner, traditional parquet flooring and Bay window to the front elevation.

FAMILY ROOM

4.39m x 3.91m (14'5" x 12'10")

A Bay window to front elevation, feature fireplace and built-in store cupboards. Glazed door to:-

KITCHEN

3.89m x 2.29m (12'9" x 7'6")

The kitchen area is fitted with a good range of base level cupboards and ample work surfaces, inset stainless steel single bowl sink and drainer with chrome taps. Twin Aga oven, ceramic tiled floor and window to the rear elevation. Open plan to:-

DINING ROOM

3.89m x 3.61m (12'9" x 11'10")

A further range of base level cupboards and ample work surfaces, larder cupboard. Ceramic tiled floor, window to front elevation and door to rear garden. Open to:-

UTILITY ROOM

1.87m x 1.68m (6'1" x 5'6")

Window to side elevation and ceramic tiled floor. Space and plumbing for washing machine and white goods.

BEDROOM TWO

3.89m x 3.73m (12'9" x 12'3")

A double bedroom with window to side elevation.

BEDROOM THREE

3.10m x 2.87m (10'2" x 9'5")

A double bedroom with window to rear elevation.

BATHROOM

Comprising of a three piece suite with panelled bath with chrome mixer tap and electric shower over, pedestal wash hand basin with chrome taps and a low level WC. Frosted window to the rear elevation, ceramic tiled floor and panelled walls.

FIRST FLOOR STAIRS AND LANDING

A spacious landing with window to front elevation and access to eaves storage which is boarded and has power.

PRINCIPAL BEDROOM

5.66m x 4.62m (18'7" x 15'2")

A spacious double bedroom with built-in storage and access to eaves storage. Window to front elevation. Door to:-

EN-SUITE SHOWER ROOM

Comprising of a three piece suite to include a low level WC, pedestal wash hand basin with brass taps and shower with electric shower and shower curtain. Window to rear elevation.

BEDROOM FOUR

2.92m x 1.88m (9'7" x 6'2")

Window to rear elevation.

OUTSIDE

To the front the property is enclosed by a stone wall. Level lawn with mature shrubs and a spacious tarmac drive providing off street parking for several vehicles which leads to the garage/store. The rear garden is level and extremely spacious with patio, lawned areas, and mature shrubs and borders. Two storage sheds (one with power), greenhouse and outside WC. Fully enclosed by hedge boundaries.

GARAGE/STORE AREA

9.50m x 2.82m (31'2" x 9'3")

The garage/store area has power and lighting with up and over door to the front, French doors to the side elevation and dual aspect windows to side and rear elevations.

SERVICES

All mains services are connected to include gas central heating.

