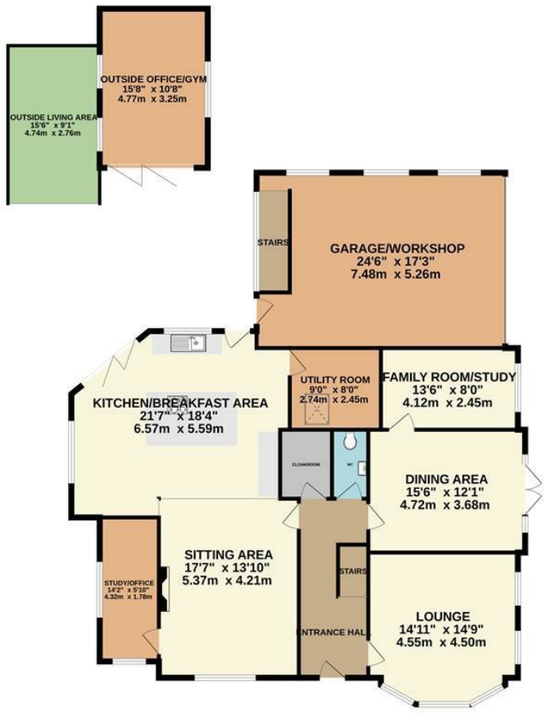
DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport, turning left towards the village of Mathern. As you enter the village of Mathern turn left just after the cenotaph into Chapel Lane. Follow Chapel Lane without deviation, where you will find Newlands on your left-hand side at the top of the lane.

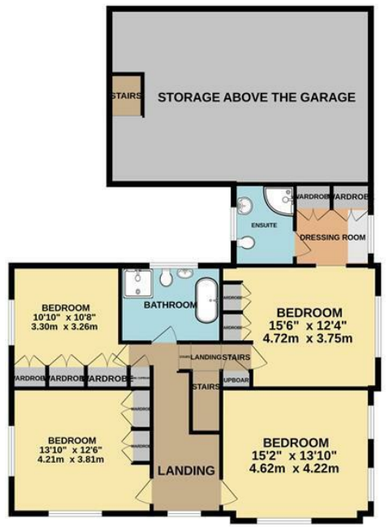
TENURE - FREEHOLD

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

GROUND FLOOR
2003 sq.ft. (186.1 sq.m.) approx.



1ST FLOOR
1436 sq.ft. (133.4 sq.m.) approx.



TOTAL FLOOR AREA : 3439 sq.ft. (319.5 sq.m.) approx.

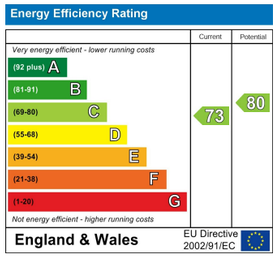
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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.





MOON&CO

NEWLANDS, CHAPEL LANE, PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE, NP16 6JU

4 2 3 C

OFFERS OVER £900,000

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

Newlands comprises a detached family home believed to date from the late 1960's and occupying an enviable position within Chapel Lane, itself located in the popular village of Pwllmeyric, positioned approximately one mile from Chepstow's historic town centre. Pwllmeyric is also well located with excellent road access to the M48 motorway. Pretty countryside surrounds the village with good walking and sporting facilities.

The vendors have carried out extensive and thorough renovations during their ownership and have also added an excellent extension to create a very stylish and spacious kitchen/family/dining room.

GROUND FLOOR

ENTRANCE HALL
With door to front elevation. Stairs to first floor. Useful storage cupboards along with walk-in storage cupboard. Wood flooring.

CLOAKROOM/WC
Appointed with a two-piece suite to include low level WC and wash hand basin. Low level panelling to the walls.

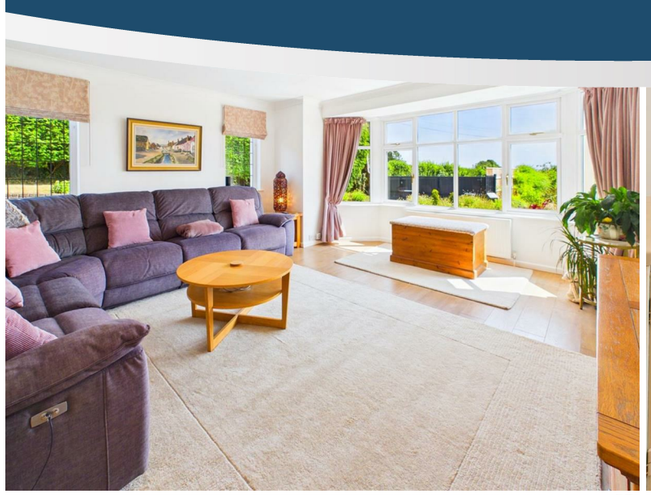
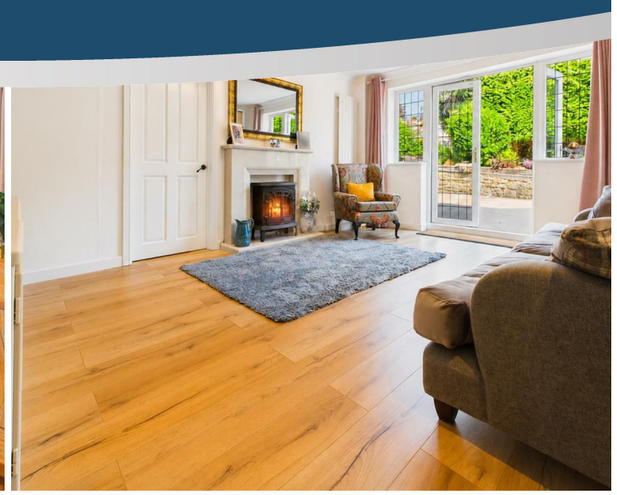
DRAWING ROOM
4.55m x 4.50m (14'11" x 14'9")
A pleasant light and airy reception room with bay window to front elevation. Windows to side elevation.

DINING ROOM
4.72m x 3.68m (15'6" x 12'1")
With windows and French doors to the side elevation. Door to:-

SNUG
4.11m x 2.44m (13'6" x 8'0")
With window to side elevation.

KITCHEN/FAMILY/DINING ROOM
11.94m x 9.80m maximum overall (39'2" x 32'1" maximum overall)
A really stylish and attractive principal reception/kitchen area. The kitchen itself is appointed with a good range of base and eye level storage units with ample quartz work surfacing over with large central island with induction hob and twin ovens below. Inset one and a half bowl sink unit with mixer tap and instant hot tap. Integrated dishwasher. Windows to rear with bi-fold doors to garden. This spacious room also offers attractive seating area to the side as well as dining and living area to the front. With windows overlooking the front gardens toward the Severn Estuary. Door to:-

STUDY
4.32m x 1.78m (14'2" x 5'10")
With windows to front and side elevations.



UTILITY ROOM
2.74m x 2.44m (9'0" x 8'0")
Leading off the kitchen is a useful utility room with a range of storage units.

FIRST FLOOR STAIRS AND LANDING
A large spacious and airy landing with window to front elevation.

BEDROOM 1
4.72m x 3.76m (15'6" x 12'4")
A generous double bedroom with an extensive range of built-in wardrobes, with window to side elevation. Archway to dressing area with further storage and window side. Door to :-

EN-SUITE SHOWER ROOM
Appointed with a three-piece suite to include step-in corner shower cubicle, low level WC and wash hand basin. Part-tiled walls. Window to side elevation.

BEDROOM 2
4.22m x 3.81m (13'10" x 12'6")
A double bedroom with windows to front and side elevations with extensive rural views and fitted wardrobes.

BEDROOM 3
4.62m x 4.22m (15'2" x 13'10")
A double bedroom with window to front and side elevations with super rural views.

BEDROOM 4
3.30m x 3.25m (10'10" x 10'8")
A double bedroom with built-in wardrobe. Window to side elevation.

BATHROOM
Updated with a four-piece suite to include freestanding bath, large step-in shower, low level WC and wash hand basin. Window to rear elevation.

OUTSIDE

GARDENS AND GROUNDS
The Newlands is approached via its own private driveway with electric double gates leading to a large parking area with access to the spacious double garage with up and over door, power and light. The gardens are extensive and well landscaped, to the front a large lawned area with lovely views towards the south, with attractive mature borders. To the rear and side a more courtyard Mediterranean style garden with pleasant seating areas, raised terrace and useful garden room/gym/home office.

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

AGENTS NOTE
Planning permission has been granted for a Two Storey Glazed Atrium - Monmouthshire County Council Ref. No: DM/2025/01211.

