



## DIRECTIONS

From our Chepstow office proceed up Moor Street and turn left onto A48, proceed along this road, over the bridge, taking left hand turn into Tutshill. Carry on along Gloucester Road taking the right hand turn at the mini roundabouts. Continue along this road without deviation through Tutshill and into Woodcroft. Proceed up the hill, past Rising Sun for approximately 400 metres the driveway is on the left immediately adjoining the 30 MPH sign in red, tarmac on the road.

## SERVICES

Mains electricity and water, electric storage heaters and solid fuel stove with private septic tank drainage.

Very fast broadband connection with option to connect to Gigaclear if required.

Council Tax Band D.

## TENURE - FREEHOLD

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



# CLIFF COTTAGE, WOODCROFT, CHEPSTOW, GLOUCESTERSHIRE, NP16 7HY

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## £450,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	19	23
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.

Cliff Cottage, Woodcroft offers a rare opportunity for a prospective purchaser to acquire a characterful cottage situated within an idyllic setting and offers scope for modernisation and renovation. The property currently comprises: reception hall with access to the dining room/bedroom three, kitchen, rear lobby/study, ground floor bathroom and living room. With stairs to two double bedrooms. Outside the property is approached via driveway leading to a parking area for up to six vehicles along with single car garage. The gardens themselves are set over a number of terraces with a combination of areas laid to lawn and terraced seating areas capitalizing on the superb views over the surrounding countryside reaching as far as the Cotswolds on a bright day.

Being situated in Woodcroft a range of local facilities are available a short drive away in Tutshill including primary school, popular café/bar, local butchers and shop. There are also a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway network bringing Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

With solid wood front door and uPVC window to front elevation. Storage cupboard. Access to rear lobby area.

### DINING ROOM/BEDROOM 3

**3.63m x 3.23m (11'11" x 10'7")**

With uPVC double glazed windows to front and side elevations and large recessed storage area.

### KITCHEN

**3.05m x 2.87m minimum (10' x 9'5" minimum)**

Appointed with a range of base and eye level storage units with rolled worktops. Space for cooker, slimline dishwasher, washing machine and low-level fridge and freezer. Stainless steel sink unit with chrome mixer tap. uPVC double glazed window to side elevation, vinyl flooring and doorway to side porch with access to gardens.

### REAR LOBBY

**4.93m x 1.98m maximum (16'2" x 6'6" maximum)**

The rear lobby area gives access to the living room, stairs to first floor and ground floor bathroom and is currently utilised as office space with lean to vaulted ceiling and a range of storage cupboards.

### GROUND FLOOR BATHROOM

Three piece suite to include low level WC, wash hand basin with chrome taps and bath with chrome taps and mains fed shower over. With part-tiled walls and vinyl flooring. Frosted uPVC double glazed window to side elevation.

### LIVING ROOM

**6.48m x 3.15m maximum overall (21'3" x 10'4" maximum overall)**

Originally forming two separate rooms, now open to create a large living area with feature cast iron wood burner with ornate wooden surround fireplace. Two uPVC double glazed windows to front elevation and feature recessed alcoves.

### FIRST FLOOR STAIRS AND LANDING

With access to two double bedrooms.

### BEDROOM 1

**3.38m x 2.95m (11'1" x 9'8")**

A double bedroom with uPVC double glazed window to front elevation boasting superb views.

### BEDROOM 2

**3.35m x 2.64m (11' x 8'8")**

A double bedroom with uPVC double glazed window to front elevation, again with fantastic outlook.

### OUTSIDE

To the front the property is approached via a concrete driveway leading to parking area for up to six vehicles and single garage. The gardens are arranged over a number of terraced areas, some laid to lawn with a range of trees and shrubs, as well as terraced hard-standings and paved seating areas, allowing the homeowner to have a superb vantage point to view the picturesque outlook.

### SERVICES

Mains electricity and water, electric storage heaters and solid fuel stove with private septic tank drainage.

### AGENTS NOTE

There was a planning permission, that now has lapsed to extend considerably and include two further bedrooms and en-suite accessed via a separate staircase over the current kitchen and bedroom 3/dining room. It also included a change of layout internally creating a more open plan kitchen dining space which would allow for modern family living. The vendors have no reason to believe that the full planning consent would not be renewed.

