



### DIRECTIONS

From our Chepstow Office proceed up the High Street and turn left on to the A48. Proceed along this road over the bridge taking the right hand turning toward Sedbury. At the roundabout take the first exit, continue along this road towards Beachley, proceed past the Spa shop on your left hand side dropping down the hill and turning right, as you rise up the hill again shortly after there is a lane on your left hand side, proceed along this lane, where you will find the property on the left hand side.

### SERVICES

Private drainage system shared with 5 other houses in the terrace. All other services are connected. Council Tax Band B.

### TENURE - FREEHOLD

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

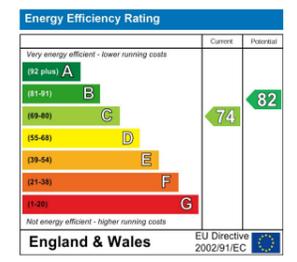


## 2 BUTTINGTON TERRACE, BEACHLEY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7HD



£309,950

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.

Occupying a fantastic position in the popular village of Beachley on the outskirts of Chepstow town, this charming mid-terrace character cottage has fantastic far reaching views across open countryside and towards the Severn Estuary. The property spans across two equal size plots of land. The first features the main property with front garden and parking, back garden and outside office with a wide range of uses. The second encompasses a further large garden with surrounding trees, double garage and additional parking for two more vehicles. The cottage layout briefly comprises to the ground floor; front porch leading into entrance hall, well-proportioned lounge, open plan kitchen/dining room and a further versatile room at the rear currently utilised as a study whilst to the first floor there are two double bedrooms and a family bathroom.

In addition to the exceptional views, the property benefits direct gated rear access onto the popular Offa's Dyke footpath. This cottage provides well-planned living accommodation to suit first time buyers, professional couples, young families or indeed the retired market.

Being situated in Beachley a range of local facilities are close at hand in nearby Sedbury and Chepstow to include primary and secondary schools, shops, pubs and restaurants as well as Doctor and Dental surgeries. There are good bus, rail and road links with A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### FRONT PORCH

uPVC double glazed entrance door leads into the porch with feature quarry tiled floor and double glazing to three sides. Wooden internal door leads through to: -

### ENTRANCE HALL

With stairs to first floor. Door to: -

### LOUNGE

**3.71m x 3.66m (12'2" x 12'0")**

A well-proportioned reception room with window to front

elevation affording fantastic far reaching views. Feature fireplace.

### KITCHEN/DINING ROOM

**4.62m x 3.05m (15'2" x 10'0")**

Kitchen area comprising a range of fitted wall and base units with ample laminate worktops over and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Free standing electric cooker along with space and plumbing for dishwasher and washing machine. Feature quarry tiled floor. Plenty of space for dining table and chairs. Window to the rear aspect and double doors leading through to: -

## GARDEN ROOM

**3.84m x 2.06m (12'7" x 6'9")**

A versatile space currently utilised as a study with two Velux windows along with windows and door to the rear garden.

## FIRST FLOOR STAIRS AND LANDING

Loft access point to a boarded loft.

### BEDROOM 1

**3.71m x 3.66m (12'2" x 12'0")**

Spacious main double bedroom with a large picture window to the front aspect enjoying outstanding panoramic views across open countryside and towards the Severn Estuary. Feature alcove providing ideal overstairs storage.

### BEDROOM 2

**3.05m x 2.64m (10'0" x 8'8")**

A double bedroom with window to rear elevation. Range of built-in wardrobes and storage cupboard housing Worcester-Bosch combi-boiler.

## FAMILY BATHROOM

Comprising a modern three-piece suite to include panelled bath with mains fed shower unit over, pedestal wash hand basin and low-level WC. Fully tiled walls. Frosted window to rear elevation.

## GARDENS

To the front is a low-maintenance garden laid to lawn with

pathway leading to storm porch. The rear garden benefits from paved patio area and an area laid to lawn. Paved pathway leads to outside office house and further gate leading directly to Offa's Dyke path. The property benefits a further generous private garden area, accessed via the side of the detached double garage at the front. This mature garden area is fully enclosed and provides a further very useful space, perfect for growing vegetables, everyday family living, or for entertaining friends.

## OUTSIDE OFFICE

**5.21m x 5.13m (17'1" x 16'10")**

Provides a fantastic versatile use either as a studio, gym or further potential depending on requirements, with the benefit of WC, wash basin, light, power and internet.

## GARAGE

**5.61m x 2.77m (18'5" x 9'1")**

Detached double garage with manual up and over door as well as pedestrian door to rear garden. Parking to the front.

## SERVICES

Private drainage system shared with 5 other houses in the terrace. All other services are connected.

