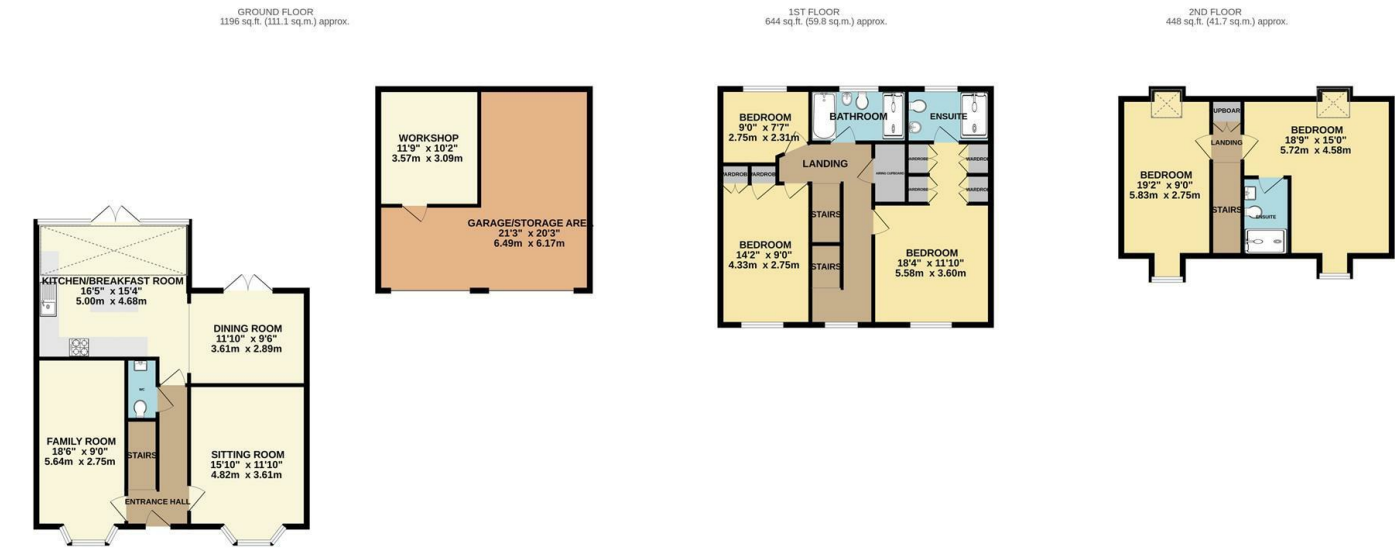


DIRECTIONS

From our Chepstow office proceed through the archway onto Moor Street, turning left onto the A48. Proceed along this road without deviation, passing Tesco on your right-hand side continuing across the River Wye bridge. Carry on along this road, taking the first turning left into Tutshill and then first right into the Manor Chase development, bear right at the T junction, the property is the first on the left.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.
A yearly maintenance charge for the development is payable - £240.00 for 2026.



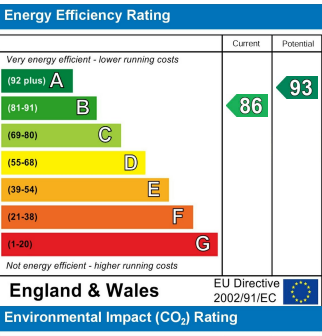
TOTAL FLOOR AREA: 2288 sq.ft. (212.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 6/2026

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.



1 LIME WAY, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7FQ

5 3 3 B

£669,500

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

This beautifully presented detached family home is situated within the popular Manor Chase development in the sought after village of Tutshill. The property briefly comprises to the ground floor; sitting room, family room, spacious kitchen open to dining area, and ground floor cloakroom/WC. To the first floor, a principal suite with dressing area and en-suite shower room, a further double bedroom, study (which could be utilised as bedroom five if required) and family bathroom. To the second floor are bedrooms three and four, both spacious double bedrooms one of which benefitting from an en-suite shower room. Outside the current owners have created a mature and private rear garden with low maintenance area perfect for entertaining. To the front a private block paved driveway with parking for several vehicles and a double garage with integral insulated workshop.

Being situated in Tutshill a wide range of facilities are close at hand to include primary and secondary schools, local shop, butchers and café, with a further range of facilities in nearby Chepstow. 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.



OUTSIDE

GARAGE

6.48m x 6.17m maximum (21'3" x 20'3" maximum)

To the right hand side of the property a block paved driveway which provides substantial off street parking for 4 to 6 vehicles and leads to the garage with electric doors. Power and lighting are connected with EV charging point. A section (3.57m x 3.09m) is partitioned as an insulated workshop accessed through a pedestrian door within the garage. There is also substantial storage in the garage roof.

GARDENS

The front garden has been professionally designed and landscaped by a garden designer including planting. A paved pathway with steps leads up to the entrance door. The rear garden has a resin low maintenance sun terrace with wooden steps and raised borders leading up to the level grass area. Behind the garage there is another area with wooden chippings. Overall a lovely private garden with the benefit of both a potting shed with light and power and a high specification shed with a window, light and power. From the rear garden gated access out to the driveway and the garage.

SERVICES

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

MAINTENANCE CHARGE

A yearly maintenance charge for the development is payable - £240.00 for 2026.

AGENTS NOTE

Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.



SECOND FLOOR STAIRS AND LANDING

With built-in storage cupboard.

BEDROOM 3
5.72m x 4.57m (18'9" x 15'0")

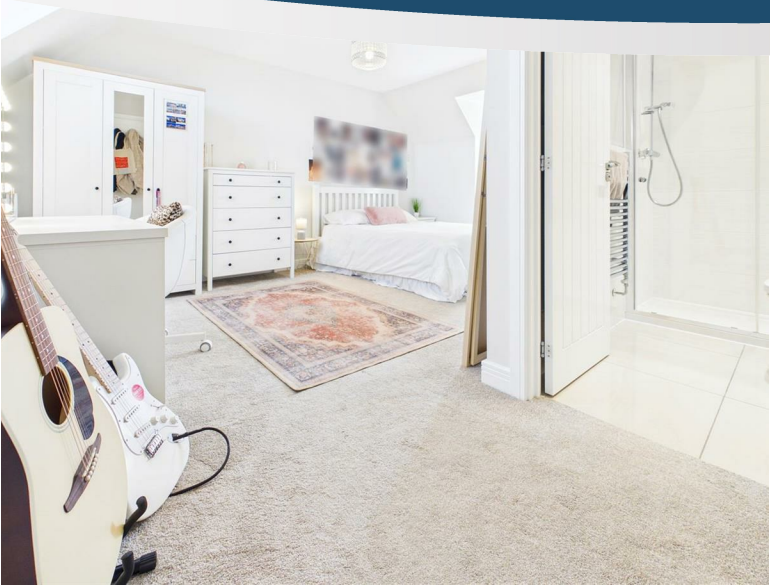
A very spacious double bedroom with velux window to the rear elevation and a window to the front elevation. Door to:-

EN-SUITE SHOWER ROOM

Comprises a three piece suite to include a double shower unit with glass sliding shower door, rainfall overhead chrome shower and handheld chrome shower attachment, low level WC and pedestal wash hand basin. Half tiled walls and tiled floor. Chrome heated towel rail.

BEDROOM 4
5.84m x 2.74m (19'2" x 9'0")

A further double bedroom with velux window to the rear elevation with views towards the Severn Bridge and the Severn Estuary and a window to the front elevation.



GROUND FLOOR

ENTRANCE HALL

Entrance door to the front elevation. Understairs storage cupboard. LVT flooring. Stairs to first floor.

SITTING ROOM
4.83m x 3.61m (15'10" x 11'10")

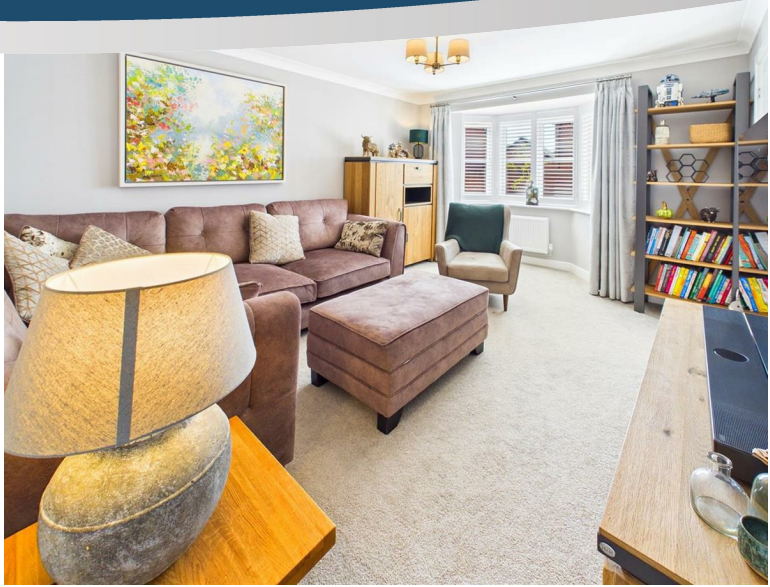
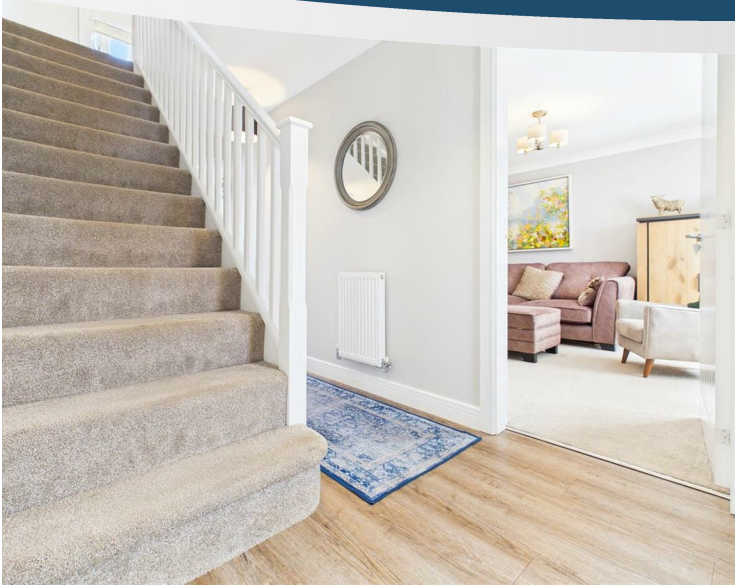
With lovely bay window to the front elevation with fitted shutters.

FAMILY ROOM
5.64m x 2.74m (18'6" x 9'0")

A second reception room which is currently being used as a snug and a gym. Bay window to the front elevation with fitted shutters.

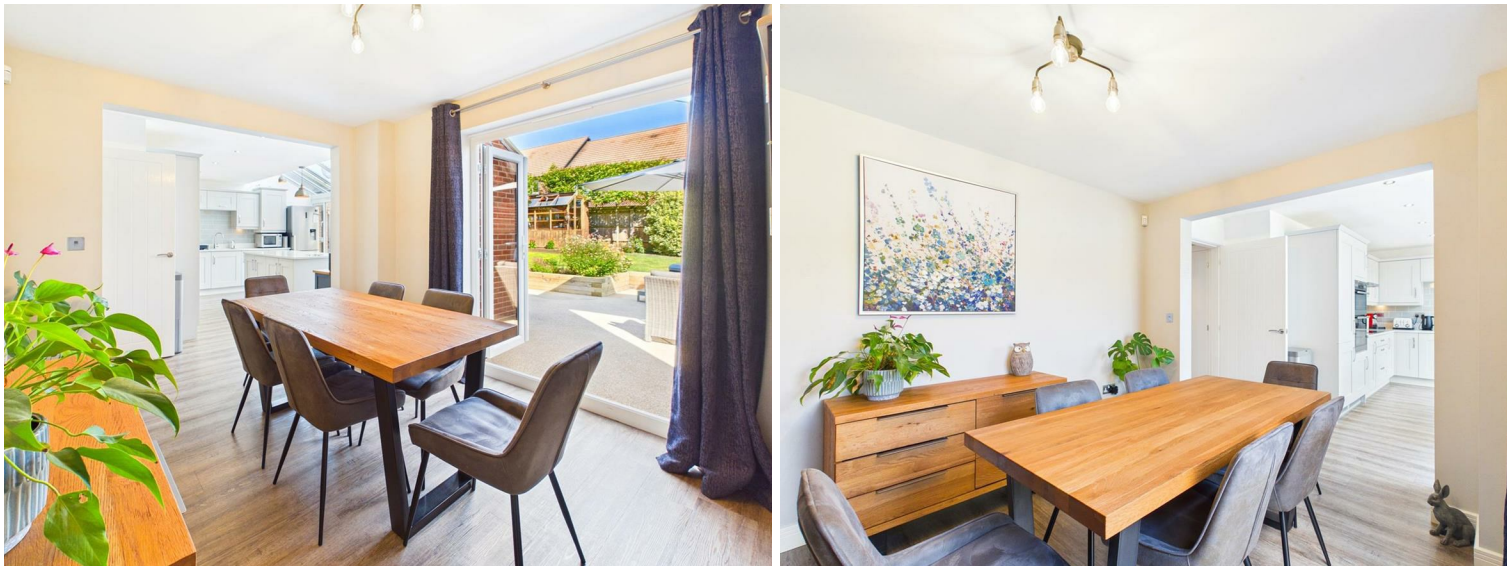
CLOAKROOM/WC

Comprising of a two piece suite to include pedestal wash hand basin with chrome mixer tap and low level WC. LVT flooring. Half tiled walls.



KITCHEN/FAMILY/DINING ROOM
8.20m x 7.89m max (26'10" x 25'10" max)

A wonderful open plan kitchen/family/dining area with LVT flooring throughout. The kitchen has a good range of eye and base level cupboards with silestone worktops and upstand, tiled splashbacks with inset one and a half bowl sink with mixer tap. Integrated appliances to include a four ring induction hob with stainless steel extractor fan over, dual eye level ovens, fridge, freezer, dishwasher and washing machine together with a central island unit which provides further storage and an informal dining area. The kitchen area has a range of skylights together with windows and French doors opening out to the garden. Open plan through to the dining area, again with French doors opening out to the rear garden.



FIRST FLOOR STAIRS AND LANDING
Window to the front elevation. Airing cupboard. Stairs to the second floor.

PRINCIPAL BEDROOM
5.59m x 3.61m (18'4" x 11'10")
A spacious principal bedroom with window to front elevation. Dressing area with built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM
Comprising of a three piece suite to include pedestal wash hand basin with chrome tap, low level WC and a double shower unit with sliding glass door, rainfall overhead chrome shower and handheld chrome shower attachment. Chrome heated towel rail. Tiled floor and half tiled walls. Frosted window to rear elevation.

FAMILY BATHROOM
Comprises a four piece suite to include a panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC and double shower unit with sliding shower door, rainfall overhead chrome shower and handheld chrome shower attachment. Chrome heated towel rail. Frosted window to rear elevation.

BEDROOM 5/STUDY
2.74m x 2.31m (9'0" x 7'7")
Window to rear elevation. Currently used as a home office.

BEDROOM 2
4.32m x 2.74m (14'2" x 9'0")
Another double bedroom with window to the front elevation. Fitted wardrobes.

