



## DIRECTIONS

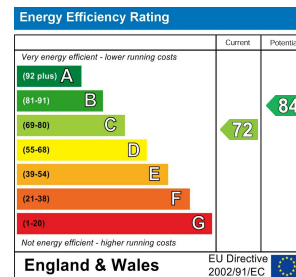
From our Chepstow office proceed to the main Chepstow roundabout, continue straight over onto the A48 towards Newport. Approximately 1/2 a mile along this road you will enter the village of Pwllmeyric, take the first turning on your left and carry straight along this driveway where you will reach Severn View Cottage.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band H

## TENURE - FREEHOLD

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



# SEVERN VIEW COTTAGE, PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE, NP16 6LA

5 3 3 C

£850,000

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.



This beautiful cottage comprises an individually designed and constructed family home offering generous accommodation and standing within its own attractive private gardens, located in the village of Pwllmeyric, on the outskirts of Chepstow, yet enjoying far reaching views across open parkland and the Severn Estuary.

The spacious accommodation offers generous entrance hall, large drawing room, impressive dining room, family room/study, large well-appointed kitchen with family room and garden room, along with utility and ground floor cloakroom. To the first-floor is an impressive principal bedroom suite with far reaching views complete with en-suite bathroom, en-suite guest bedroom also with far reaching views, two further guest bedrooms with family bathroom and fifth bedroom/dressing room. The property also benefits from a large attic space. The property stands in attractive gardens with private driveway with electric gates and detached double garage. Viewing is highly recommended.

#### **FAMILY BATHROOM**

Appointed with a three piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Fully tiled walls and flooring.

#### **OUTSIDE**

##### **GARAGE**

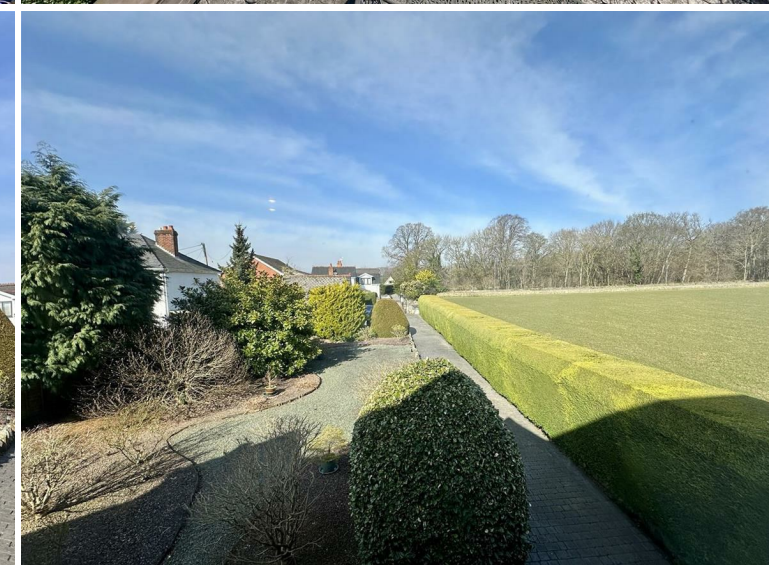
A detached double garage with electric remote control up and over door, power and water.

##### **GARDENS AND GROUNDS**

To the front the property is approached via its own private driveway through double wrought iron remote controlled gates terminating in a large parking/turning area. The front gardens are extensively landscaped for ease of maintenance with gravelled beds and a very attractive range of trees, flowers and shrubs. To the rear the gardens are noteworthy both for the attractive landscaping, large sun terrace and level lawn, also adjoining open countryside with extensive views toward the Severn Estuary.

##### **SERVICES**

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





### EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include step-in shower cubicle, low level WC and wash hand basin inset into storage. Fully tiled walls and flooring.

### BEDROOM 3

With window to the front elevation.

### BEDROOM 4

With window to the front elevation.

### BEDROOM 5/DRESSING ROOM

Currently being utilised as a dressing room but could easily be changed back into a bedroom. With window to rear elevation.



### GROUND FLOOR

#### RECEPTION HALL

Double entrance door to front elevation. Understairs cupboard and cloaks storage cupboard. Stairs to first floor.

#### CLOAKROOM/WC

Appointed with a two piece suite to include low level WC and wash hand basin inset to vanity storage unit with Corian work surface. Fully tiled walls and flooring.

#### DINING ROOM

With bay window to front elevation and window to side. Feature fireplace.

#### DRAWING ROOM

A bright and airy reception room with full width doors to the rear elevation and window to side. Feature fireplace.

#### FAMILY ROOM/STUDY

With windows to front and side elevations. Feature fireplace.





### KITCHEN/DINING ROOM

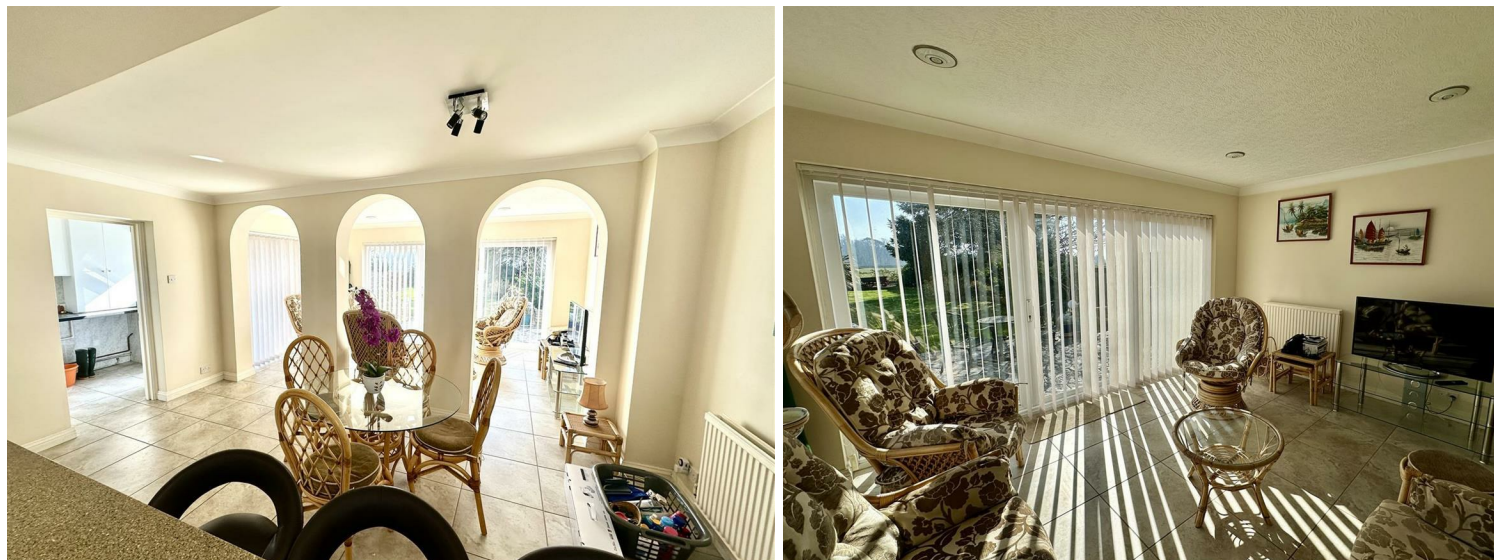
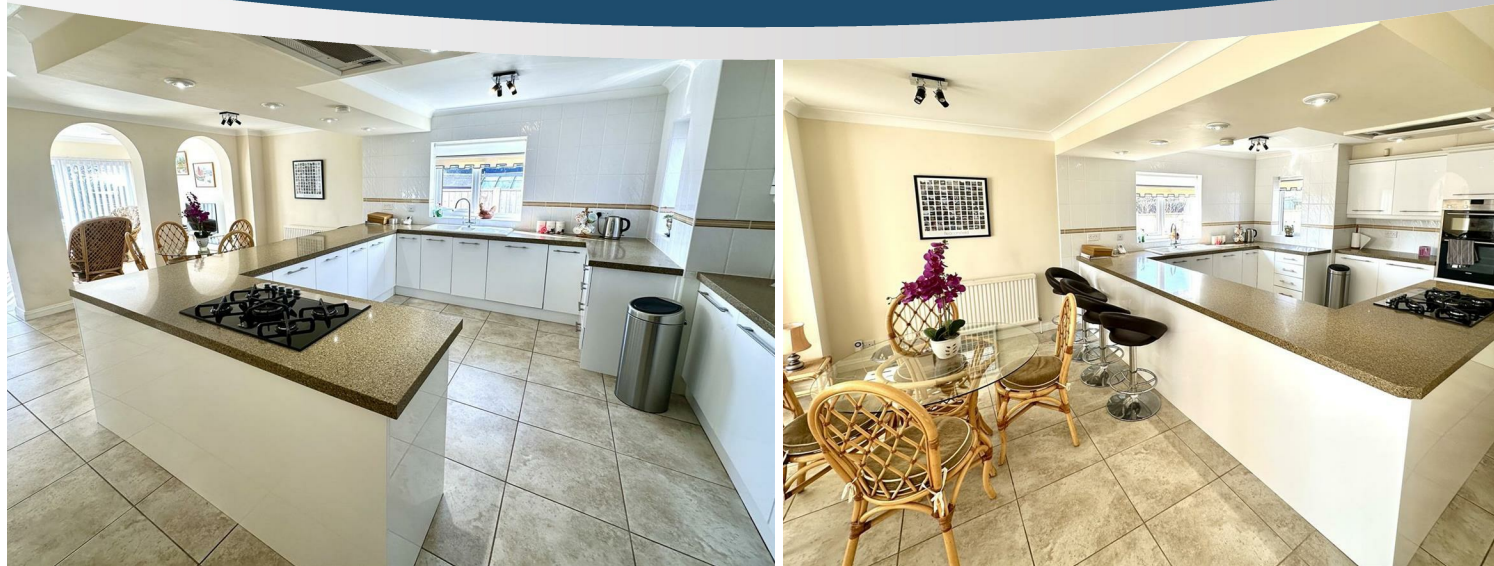
A spacious and sociable open plan kitchen/family room. The kitchen is appointed with a range of modern base and eye level storage units with granite work surfacing over. Inset one bowl and drainer sink unit. Fitted appliances include 5 ring gas hob with overhead extractor, eye level double oven and dishwasher. Space for American style fridge/freezer. Ceramic tiled flooring. Window to side elevation The dining area has ceramic tiled flooring with three archways leading to :-

### GARDEN ROOM

With dual aspect window and patio door to the rear elevation. With ceramic tiled flooring continued.

### UTILITY ROOM

Appointed with a single drainer sink unit. Space for washing machine and tumbles dryer. Ceramic tiled flooring. Window to rear elevation. Wall mounted gas fired boiler providing domestic hot water and central heating.



### FIRST FLOOR STAIRS AND LANDING

A spacious landing area with window to front elevation. Loft access point.

### PRINCIPAL BEDROOM

A spacious double bedroom with window to the rear elevation. Door to :-

### EN-SUITE SHOWER ROOM

Appointed with a four piece suite to include, twin vanity wash hand basins with heated and back lit mirror over, low level WC, bidet and double walk in shower cubicle. Fully tiled walls and flooring. Frosted window to front elevation.

### GUEST SUITE

A double bedroom with window to the rear elevation. Door to :-

