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VICTORIA COTTAGE

ITTON

MONMOUTHSHIRE

SERVICES

Mains water, electricity. Private drainage. Oil central heating.

TENURE - FREEHOLD

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

Disclaimer
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

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 fact.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





The house stands in attractive, private, fenced and well stocked gardens to both the front and rear, with productive orchard as well as benefiting from a detached garage with room for two vehicles with additional storage and very useful accommodation with shower room above, or potential home office. Adjoining the private gardens, the property benefits from a 7 acre paddock in good heart.



South East Monmouthshire is well known for its recreational opportunities. The medieval town of Chepstow includes an historic castle and renowned racecourse with major golf courses at the Celtic Manor and nearby St Pierre. The area is also renowned for walks and rides through the stunning countryside and the nearby Forest of Dean. Monmouthshire and Chepstow are also well located with the M48/M4 providing rapid access to nearby Bristol as well as good road access to London along with regular high speed rail services to the capital. International airports are to be found at Bristol and Cardiff. The village of Itton is well respected and lays in a very pretty part of Monmouthshire with rolling countryside and easy access to the town of Chepstow.

Heading to the first floor with impressive galleried landing. Delightful principal bedroom with a bespoke range of Mark Wilkinson fitments to create an attractive dressing area and also its own well appointed en-suite bathroom. There is an additional guest bedroom with its own en-suite bathroom, with three remaining guest bedrooms as well as updated family bathroom.



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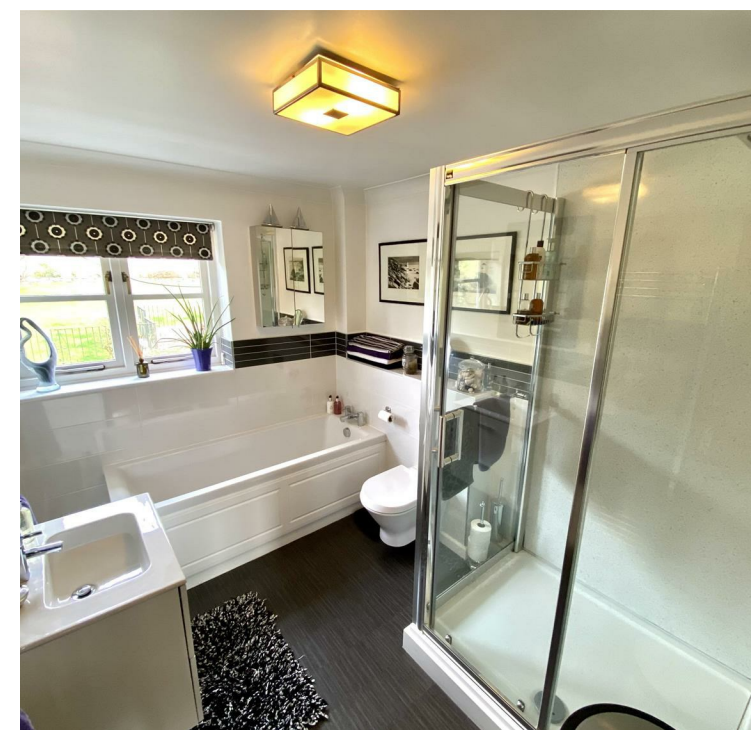
ITTON - MONMOUTHSHIRE

Attractive family house within 8 acres

Distances

Chepstow: 4 miles - Severn Bridge Junction to M48: 4.5 miles

Bristol: 20 miles - Newport: 18 miles



Accommodation and Amenities

Stylish galleried entrance hall, 30ft. drawing room, spacious dining room, study, family room, large and well appointed Mark Wilkinson kitchen along with utility room, impressive master suite with Mark Wilkinson dressing area and large en-suite bathroom, further en-suite guest bedroom with three remaining guest bedrooms and family bathroom, garaging with additional accommodation/home office above, attractive private grounds along with seven acre paddock.



Victoria Cottage comprises of a charming family house having been extended and updated within recent years to provide the spacious and well appointed accommodation. Located in the very sought after area of Itton, close to the historic Chepstow town with good range of local facilities, standing within its own attractive gardens with private driveway with electric gates and its own seven acre paddock. You enter the house through a covered entrance porch into the galleried hallway, leading into the 30ft. drawing room with windows to the front and side and attractive fireplace, then to the spacious dining room and then to the study with oak flooring throughout.



Leading off the dining room and connecting to the kitchen is a useful family room and then through to the delightful kitchen. This was ordered from Mark Wilkinson kitchens and hand built in oak to a very high specification, with granite work surfacing over, four door oil Aga, attractive natural stone flooring as well as a range of other useful appliances and blends nicely into the spacious breakfast seating area, with utility room off.

