



## CHURCH COTTAGE MOUNTON, CHEPSTOW, NP16 6AF

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 **5**  **2**  **3** 

**£800,000**

Sales: 01291 629292  
E: [sales@thinkmoon.co.uk](mailto:sales@thinkmoon.co.uk)

An exceptional country estate in a magical limestone valley with planning permission for a landmark new residence.

There are few opportunities to acquire a site of such beauty, provenance and architectural distinction as Church Cottage.

Occupying approximately 2.5 acres of enchanting gardens and grounds, this remarkable property enjoys an idyllic setting within a secluded limestone valley where mature trees, flowing water and established planting create an atmosphere of rare tranquility.

Church Cottage comes with the significant benefit of full planning permission for the demolition of the existing cottage and the construction of an outstanding five-bedroom country house, designed by a RIBA Royal Gold Medal-winning architect. The approved design is both timeless and contemporary, conceived to sit effortlessly within its landscape while providing elegant, light-filled accommodation for modern living.

The property's history is every bit as compelling as its future. Church Cottage was formerly the home of Avery Tipping, the celebrated architectural editor of Country Life magazine, whose influence helped shape the appreciation of Britain's finest country houses and gardens during the early twentieth century. During his ownership, Tipping created an exquisite water garden, thoughtfully woven into the natural contours of the valley. Echoes of his vision remain today, lending the landscape a rare sense of romance and historical significance.

The grounds are a defining feature of the estate. Sweeping lawns, mature specimen trees, ancient limestone outcrops and the remnants of Tipping's celebrated water garden combine to create a landscape of exceptional character, offering privacy, serenity and year-round beauty.

With planning consent already secured for a residence of architectural excellence, Church Cottage represents a rare

opportunity to create an exceptional modern country house while honouring the remarkable heritage of this special place.

Properties offering such a compelling combination of architectural pedigree, historic provenance and an outstanding natural setting seldom come to the market.



Revision	Description	Drawn	Checked	Scale	Notes
001	Existing Site Location Plan	GD	GD	1:500	



100m	Date	Description	Drawing Number	Status	Revision	<b>Hall + Bednarczyk Architects Ltd</b> The Coachworks 124 Lower Church St. Chippingwood, NP16 5 t: 01294 627771 e: info@hallbednarczyk.com www.hallbednarczyk.com
	Proposed Site Plan	238	121	Planning	Site	
	Consultants	Scale: 1:500		Drawn by: SM	February 2022	



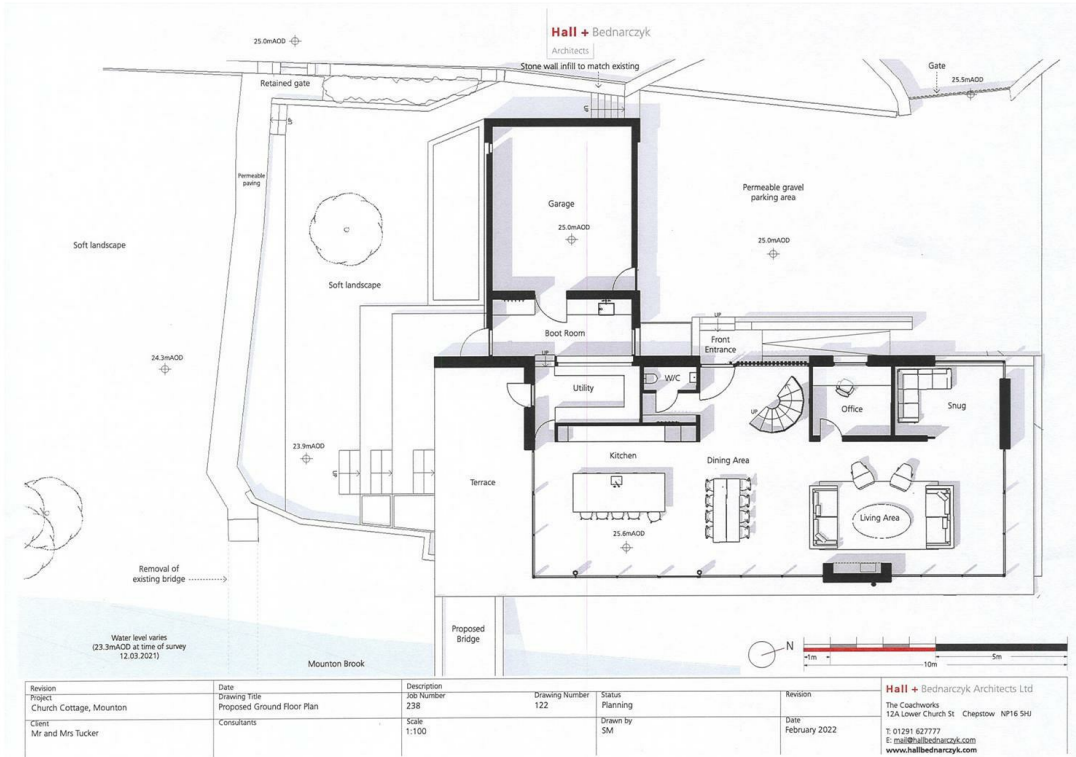
## DIRECTIONS

## SERVICES

## MAINTENANCE AND SERVICE CHARGE

## TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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. 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 S. Room sizes should not be relied upon for carpets and finishes.

### 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.

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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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.