



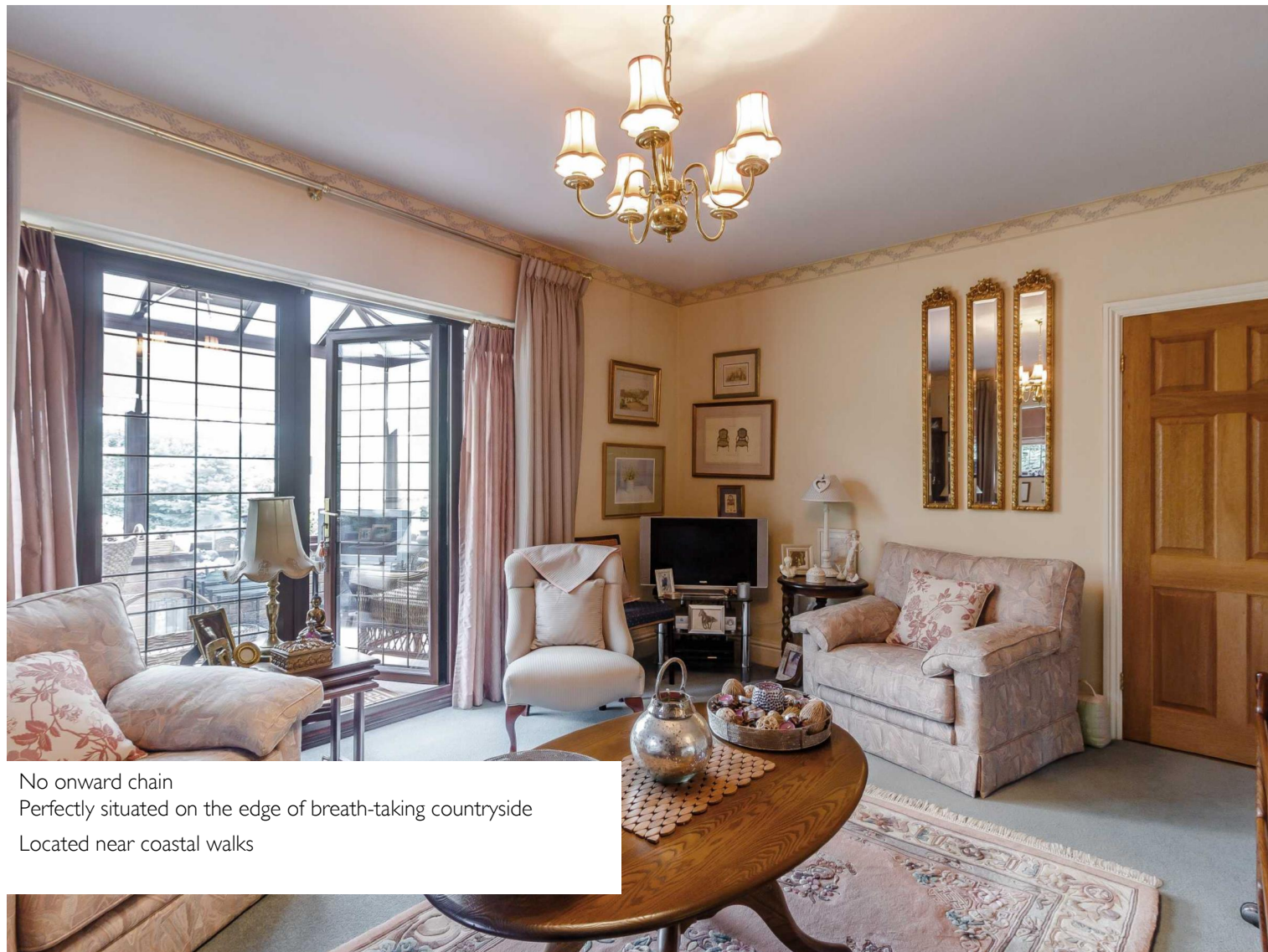
BEACHLEY

Guide price **£450,000**



9A LOOP ROAD

Gloucestershire NP16 7HE



No onward chain
Perfectly situated on the edge of breath-taking countryside
Located near coastal walks

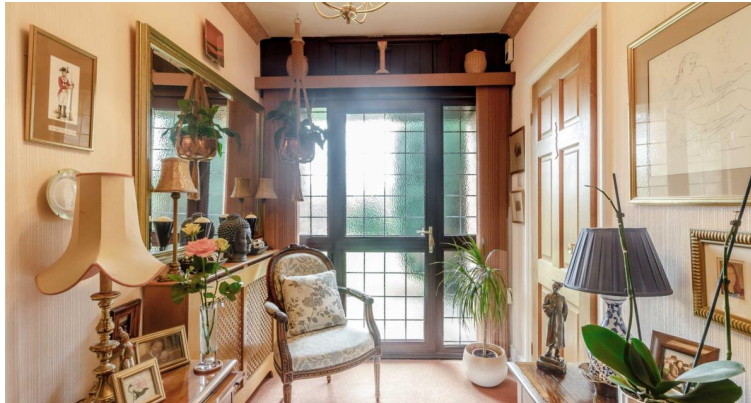
As you approach the bungalow, you are greeted by a long winding stone-chipped driveway, leading you to a garage providing ample parking space for multiple vehicles. The west-facing rear garden is a delightful feature, allowing you to enjoy stunning sunsets and providing an ideal setting for outdoor relaxation and entertaining.

The property is well situated in Beachley, a popular village in Gloucestershire near the border with Wales and is located on a peninsula at the junction of the rivers Wye and Severn. It is also on the edge of the Offas Dyke path, once a defensive ditch built in the late 8th Century and now a waymarked long distance footpath and National Trail stretching to North Wales and close to the Wales-England border.

Just a few miles takes you to the edge of the renowned Wye Valley which opens up a further wealth of opportunities for the outdoor enthusiast. Chepstow town centre is approximately 3 miles away providing a range of facilities to include shops, restaurants, leisure facilities, schools, pubs, road, bus and rail links and the village of Sedbury is just over a mile away providing more local facilities including shop, chemist, gastro pub and butchers.

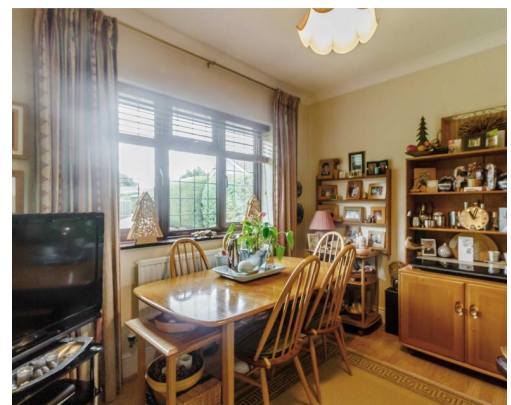
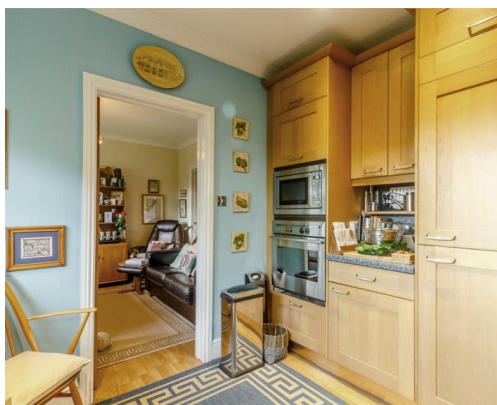


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KEY FEATURES

- Spacious & deceptive three-bedroom bungalow
- Uniquely designed for comfort and style
- Impeccable, level private gardens for your enjoyment
- Elegant, sweeping gated driveway with ample parking and garage
- Highly sought-after village location
- Bathroom, Ensuite shower room and cloakroom



STEP INSIDE

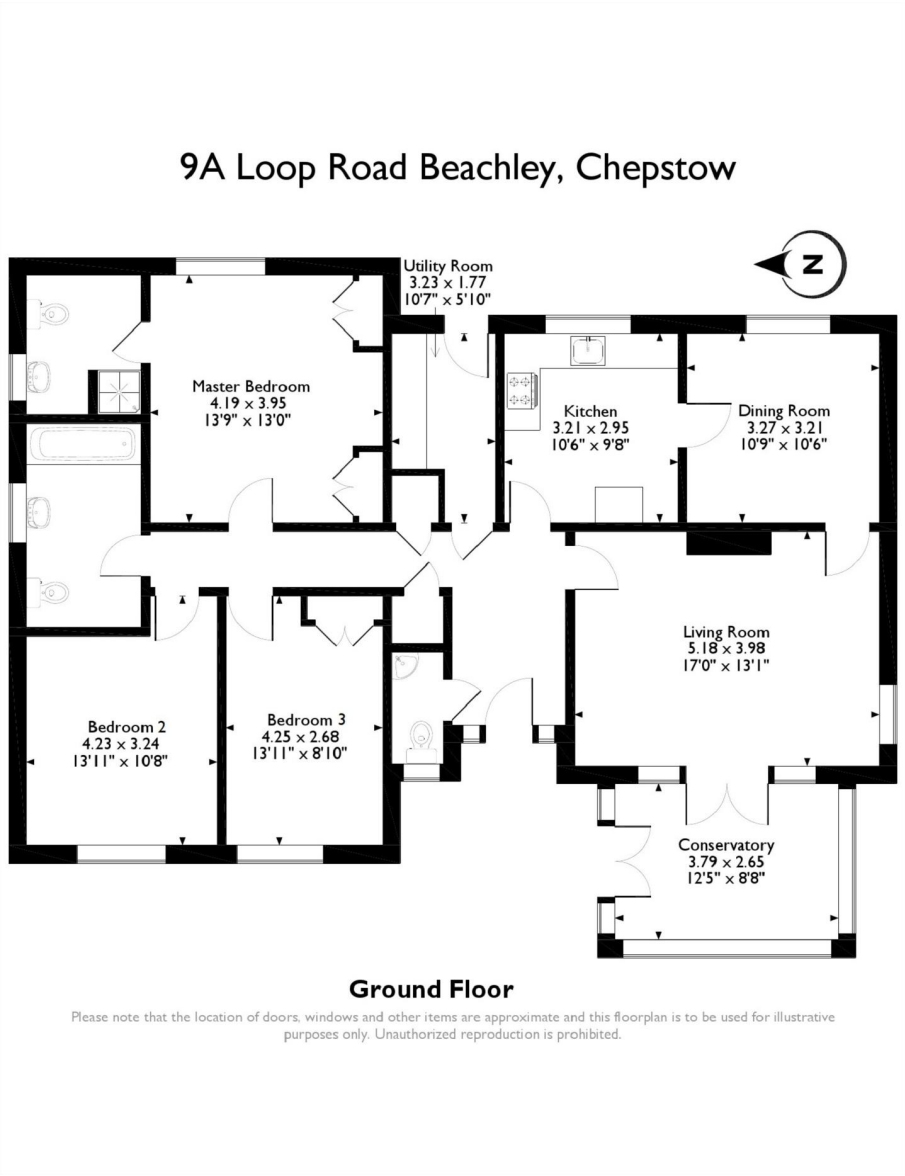


Step inside to discover a thoughtfully designed layout that maximizes both comfort and functionality. The property boasts three double bedrooms, offering plenty of space for a growing family or accommodating guests.

The principal bedroom benefits from an ensuite shower room, ensuring privacy and convenience. A family bathroom, along with a separate cloakroom, caters to the needs of residents and visitors alike.

The heart of the home is the sitting room, adorned with French doors that open to a charming conservatory.

This space floods with natural light, creating a warm and inviting atmosphere for relaxation and social large gatherings. The well-appointed kitchen leads seamlessly to a dining room or snug area, providing flexibility for various lifestyle needs.



The location of this bungalow offers an array of outdoor activities, with walks along the nearby Severn Estuary, allowing you to immerse yourself in the beauty of the surrounding landscapes.

Whether you're a nature enthusiast or simply enjoy the tranquility of rural living, this property provides an ideal base for exploring the natural wonders of the area.

STEP OUTSIDE



The property is approached by a gated entrance onto a long sweeping driveway leading up to the detached garage.

The pretty front garden comprises lawn with secluded seating area, mature shrubs and ornamental trees with pathway leading to the private rear garden comprising lawn and an abundance of manicured shrubs and ornamental trees.

INFORMATION

Postcode: NP16 7HE
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Private
EPC: D






DIRECTIONS

From Chepstow take the A48 towards Lydney travelling over the bridge and up the hill take the next right into Beachley Road. At the roundabout take the first exit onto Beachley Road. Stay on Beachley road and through Sedbury. After about 1 mile turn left into Loop Road. Carry on along Loop Road for 0.3 miles and the property is on the right hand side, signposted Dunkeld, 9a Loop Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.