



CHEPSTOW

Guide price **£520,000**



19 WOOLPITCH WOOD

Monmouthshire NP16 6DR



Detached six bedroom family home
Highly regarded residential estate
Access near by to woodland walks

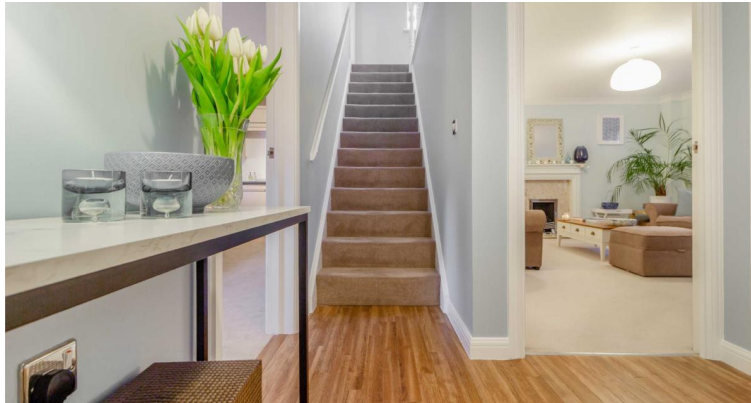
Located within a popular residential area in the historic market town of Chepstow, this three-storey, six-bed, detached house is a substantial modern home offering a massive amount of versatile space to comfortably suit a family, including options for multi-generational living.

Situated on a quiet road that meanders through the suburb of Woolpitch Wood towards an open field, community orchard, woodland walks and children's playground, the well-presented house is a distinctive presence on the street, boasting a handsome two-tone facade and decorative pillars that flank the central front door.

Parking for two cars at the front and more space and a double garage at the rear are welcome added bonus features as well as a private, family-friendly garden.



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KEY FEATURES

- Three storey, six bed spacious detached family home
- Versatile living that offers multi generational living options
- Immaculately presented, spacious rooms
- Easy access to schools, town centre & road network
- Off road parking, rear double garage
- Large private rear garden



STEP INSIDE



Inside, the house is a light-filled, comfortable and modern property that has been loved by the present owners for over 18 years, who have enjoyed calling it their home since the day it was built. The three-storeys of accommodation offers a wealth of space that has the versatility to fit around a family's needs, with up to six bedrooms that can become offices or reception rooms.

The middle floor is home to a spacious principal bedroom suite resulting in the whole of the top floor being free to become a dedicated space for a young adult or an older generation of the family.

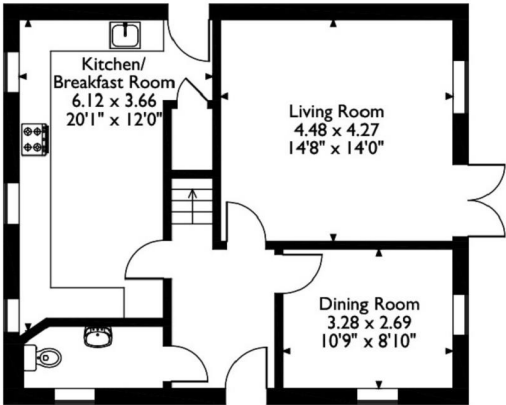
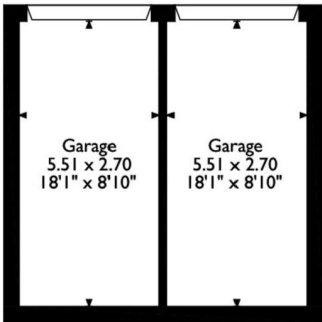
The discovery of a vast top floor living room supports this option, although it could also become another bedroom.

The handsome house is within walking distance to Chepstow community hospital and local primary and secondary schools.

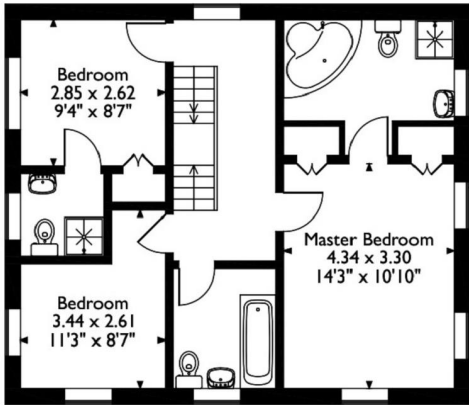
The modern and popular estate also offers a location close to the town centre and its variety of shopping and socialising opportunities waiting to be enjoyed.

There's easy access to major road routes to cities such as Bristol, Newport and Cardiff for work and further amenities but which also facilitate the desire to explore the stunning countryside that cocoons the house and the town, including the Wye Valley and The Forest of Dean.

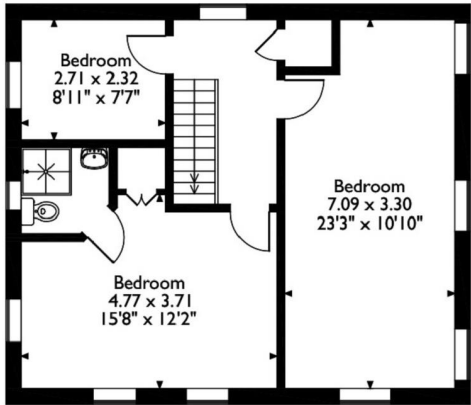
Approximate Gross Internal Area
Main House = 180 SqM/1938 SqFt
Garage = 31 SqM/334 SqFt
Total = 211 SqM/2272 SqFt



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Step inside this substantial and spacious house and it welcomes you with a hug of light and modern interiors, wrapped in an atmosphere of a comfortable family home that's been loved since the day it was built.

From the well-placed central hall, the lounge beckons with a view straight into the inviting space from the door mat.

This first of the reception rooms is a delightful and sun-soaked space, set up for relaxed socialising clustered around a feature fireplace, with views to the garden provided by a window and a set of French doors.

During warmer weather this room becomes an effortless indoor-outdoor space with the doors thrown open and the garden patio tempting everyone out into the sunshine.

The large adjacent kitchen is a contemporary and well-equipped space that continues the light and bright atmosphere, and if the cook wants company there's room for a small breakfast bar along one wall.

The addition of a door to the side garden and garages is useful, and illustrates that the flow of the house is flawless in its design, effortlessly joining the spaces inside and out.

At the front of the house, as well as a handy cloakroom, is a separate dining room that illustrates the versatility of the house as it could easily be allocated the task of playroom, media room, or any function to fit an owner's particular lifestyle needs.

The upper two floors of this house can give an owner even more options to consider - choices on the number of bedrooms, the functions of rooms, and even an easy set-up for multi generational living.

AGENTS NOTE:
The garage is leasehold with a 999 year lease starting from 1st January 2001. Ground rent £2.00 p.a.

There is a site management charge for the communal grounds on the estate. We have been advised by the vendors that last years charge was £324.62.

STEP OUTSIDE



Step outside to admire the visually pleasing symmetrical facade of this substantial family home that pays homage to the classic and popular Georgian style from the past.

The handsome house is a sanctuary to return to after a day out, with easy parking on a brick forecourt as a happy home for two cars and an EV charger fitted to the side of the property. There's more parking available at the rear of the house plus a double garage, so the cars are as well taken care of as the humans at this spacious and versatile home.

The rear garden can be accessed via a gate from the front of the house but the main, seamless access is via a set of French doors in the ground floor living room. It is a private outdoor space with mature trees providing a green outlook and sun-splashed areas to frequent.

The lawn is the perfect spot for children's football, activities and games, and the sunny patio area is permanently inviting as a spacious alfresco dining spot as long as the weather plays ball. From lazy Sunday morning brunches and family meals to garden parties with friends and stargazing at the end of a busy day, the garden can provide a welcome from which to enjoy it all.

INFORMATION

Postcode: NP16 6DR

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right hand side. Take the next turning left into Barnets Wood. Continue along this road past a large children's play area on your right and open field to your left. When you come into the estate follow the road down and the property will be on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	77	83
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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