



ST BRIAVELS

Guide price **£600,000**



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THE CHANTRY

Park Lane, Gloucestershire GL15 6QX



Detached four bedroom family home
Four reception rooms
Extensive lawned gardens

The Chantry is situated on the boundary of the charming, peaceful village of St Briavels which includes a 900C castle youth hostel, two churches a village Pub, village shop, village hall and assembly rooms, Gp surgery and large recreational park with children's playground and Tennis courts and bus service. Located between Chepstow and Lydney, the property offers easy commuting to Newport, Cardiff and Bristol with easy access to the A48, M48 and M4.

Surrounded by quaint villages, there are several pubs and restaurants neighbouring St. Briavels, with countryside pursuits to be enjoyed in the Forest of Dean and Wye Valley.

Chepstow has a bustling high street, while retaining a humbling sense of community with bespoke cafes and restaurants, along with well-known retailers such as Marks & Spencer.



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KEY FEATURES

- Substantial detached property
- Four bedrooms
- Four reception rooms
- Superb countryside views
- Private lawned gardens
- Driveway & double garage



STEP INSIDE



Ideally situated, halfway up a dead end lane, where a Bhudist Monastery and farm can be found you will find a large driveway leading to The Chantry. Welcomed by an impressive, vaulted entrance hallway with a sweeping staircase leading to the first floor, the double height of this room sets the first impression for the scale and sense of proportion this property possesses.

There is a substantial sitting room accessed via double doors to the front of the property, with a dual aspect and an ornate working fireplace, while to the rear there is a study, further sitting room, kitchen/breakfast room and dining room.

The four reception spaces can be adapted and used to the owner's discretion with incredible potential to accommodate an array of functionalities.

The sitting room and kitchen at the rear provide an ideal space for entertaining, with doors from the sitting room leading outside to the patio.

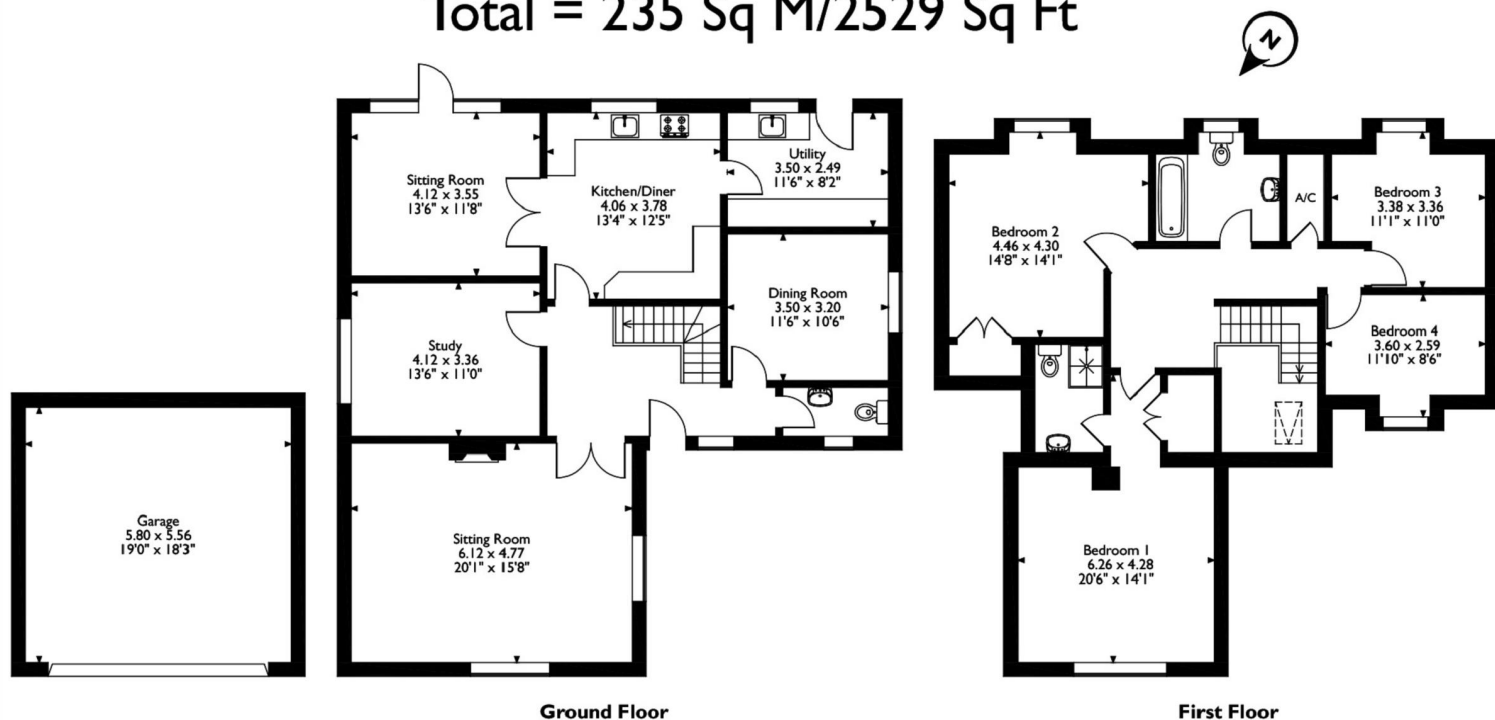
The kitchen is fitted with wall and base units with space for a dining table in the centre and enjoys breath-taking countryside views of the fields behind the property.

There are integrated appliances to include a double oven and an electric hob, while further space for free-standing appliances is available in both the kitchen and utility.

Tiled flooring flows from the kitchen through to the utility, where there is more storage and a recently replaced Worcester oil boiler.

The utility offers further rear access to the garden, making this perfect for pets.

Approximate Gross Internal Area
Main House = 203 Sq M/2185 Sq Ft
Garage = 32 Sq M/344 Sq Ft
Total = 235 Sq M/2529 Sq Ft



Ground Floor

First 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.

The study and dining room are both good sized reception rooms, with the dining room comfortably seating six or eight people, and the study currently provides space for two desks and a sofa bed.

With multiple reception rooms, there is the potential for multi-generational living and for two ground floor rooms to become bedrooms if needed. A convenient downstairs cloakroom can be found from the hallway, next to the dining room.

To the first floor, there are four bedrooms from the gallery landing, three of which are double and the fourth a comfortable single that could accommodate a double bed if preferred.

The principal and second bedrooms benefit from fitted wardrobes, ideal for utilising space, while further eaves storage can be found throughout.

The principal bedroom enjoys an ensuite shower room, while from the landing, there is a large walk-in airing cupboard and the family bathroom, which has a bath suite and overhead shower.

The second and third bedroom and the family bathroom particularly enjoy the superb views of the rear rolling fields.

STEP OUTSIDE



Peacefully positioned amongst sprawling countryside on roughly one third of an acre, the property has a substantial driveway and a larger than average garage, which has a loft offering eaves storage, lighting and power.

The wrap-around manicured gardens are a unique feature of the property, with closed hedging surrounding the perimeter. At the moment, the gardens are open to the fore, but can be gated if preferred.

To the rear of the garden, there is a greenhouse and open views to the fields beyond, enhancing the gardens.

There is a large patio directly from the property with a stone-built barbecue from the lawn, perfect for al fresco dining and summer entertaining, complimented by a five-seater hot tub.

INFORMATION

Postcode: GL15 6QX

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Mains

EPC: C





DIRECTIONS

The best approach is from the B4228 Chepstow Coleford Road. Some 8 miles from Chepstow after entering the village of St Briavels, turn right at a small crossroads opposite a white cottage onto Cross Keys. Then take the first right turn, which is signed as a no-through road. The property a little way along on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	71	
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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