



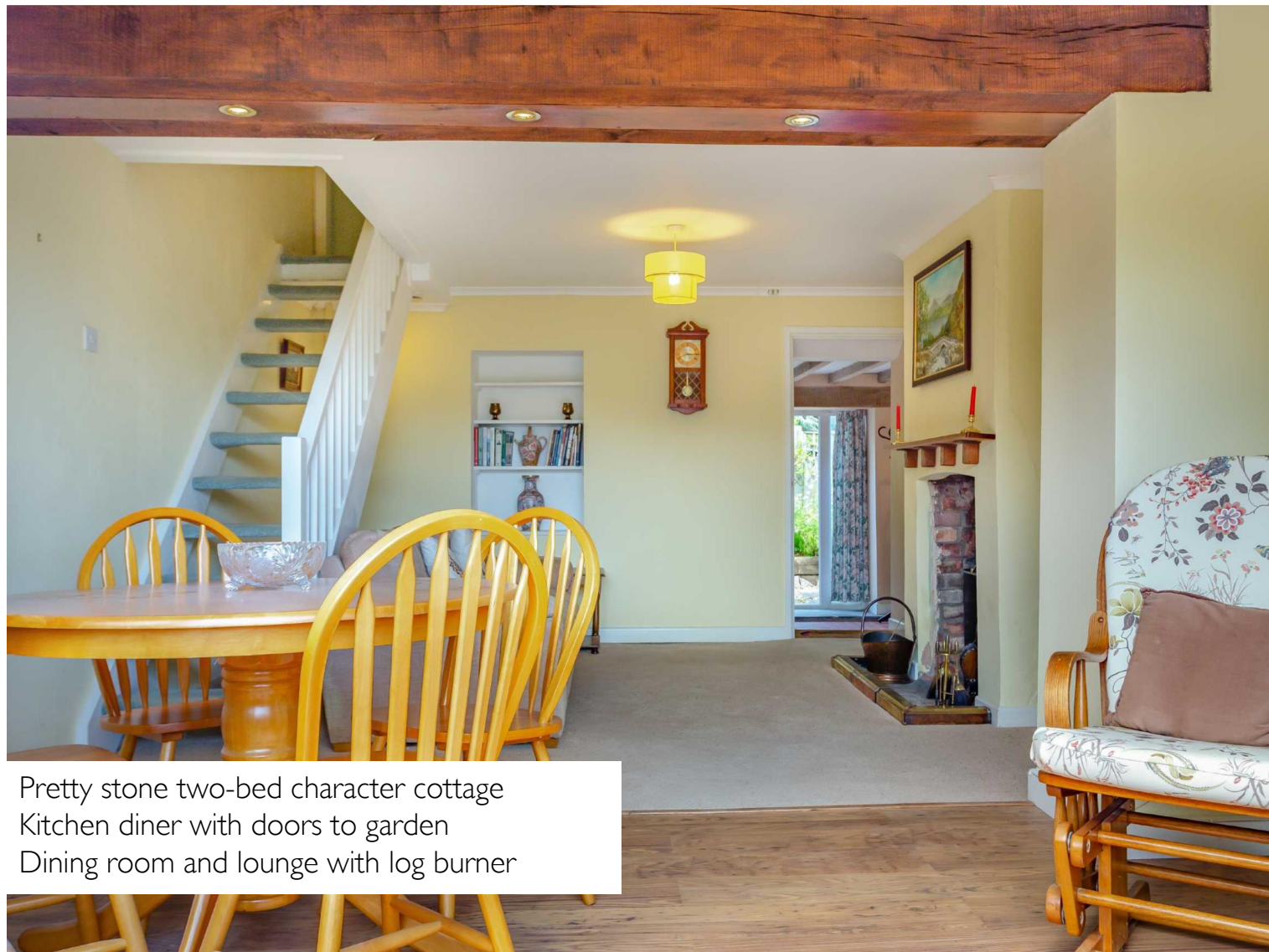
WOODCROFT

Guide price **£280,000**



8 WOODCROFT TERRACE

Monmouthshire NP16 7QA



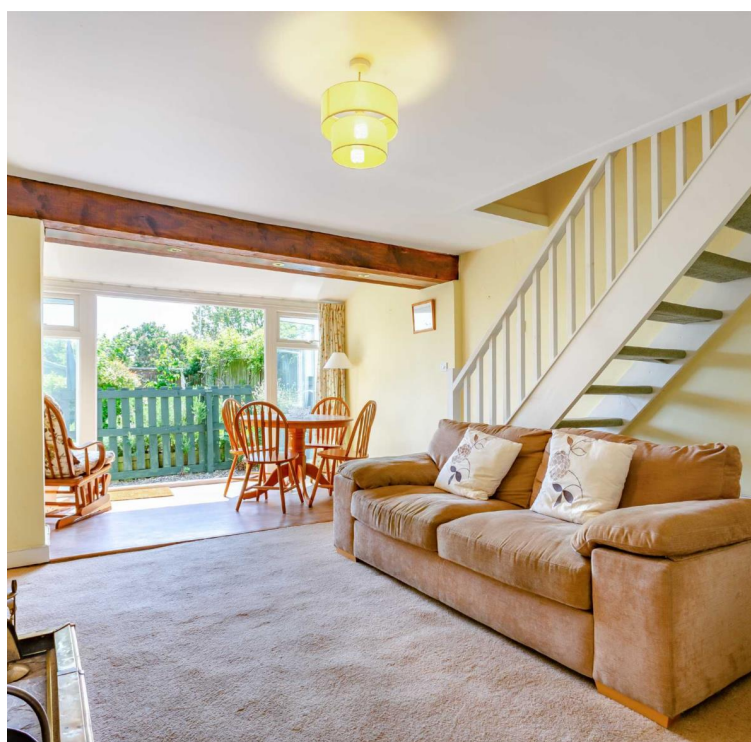
Pretty stone two-bed character cottage
Kitchen diner with doors to garden
Dining room and lounge with log burner

Located within the small village of Woodcroft just two miles north of the popular and historic town of Chepstow, this pretty stone cottage is a delightful home that can offer an attractive combination of character, space and light.

Nestled within a row of charming cottages, the two-bed home greets you with a cute front garden that overlooks a paddock, trees and the village that also offers the perfect spot to place a bench from which to admire it all.

At the rear of the cottage the garden is as charming as the home, with a patio accessed directly from the kitchen diner welcoming fine weather alfresco dining with friends or relaxing in peace surrounded by trees and shrubs accompanied by a soundtrack of birdsong. There's parking and a shed to provide the practical but it's inside where this cottage can really shine, with character features to boast about and connected spaces that suit a modern, sociable way of living.

There's a dining room overlooking the paddock that is open-plan to a cosy lounge with a log burner creating an inviting social hub or a place to find solitude, with character provided by an exposed beam and exposed brick fireplace.



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KEY FEATURES

- Located within a row of traditional cottages
- Pretty front and rear gardens
- Open-plan dining room and lounge
- Kitchen diner with French doors to the pretty patio
- Two double bedrooms & family bathroom
- Character, light and space throughout



STEP INSIDE



The kitchen diner is another delightful place to gather and enjoy a view of the rear garden through French doors leading to a charming cottage garden patio, and character brought to the table via the exposed stone wall, ceiling beams and terracotta floor tiles.

Upstairs the two bedrooms are doubles and can both boast a rural village view and the bathroom is a generous size with a bath full of bubbles a welcoming end to a busy day.

The small village of Woodcroft can offer a local pub and children's playground but it's the location that offers miles and miles of nature's adventure playground - the Forest of Dean on one side and the Wye Valley on the other. From exploring the landscape of hills and valleys on foot or on a bike to enjoying all the water-based activities the River Wye can offer, this charming cottage can be the base from which to do it all.

For shopping and socialising, Chepstow is just two miles away by car and the bus route trundles through the village too, so a significant choice of cafes, pubs and restaurants, amenities and facilities, leisure and sport opportunities are literally down the road.

Chepstow can also offer the gateway to further afield either via the mainline train route that stops at the town or easily connecting to the network of motorways via the M48 to the M4 and M5 for Bristol, Newport and Cardiff.

But this welcoming cottage that embraces you with light and cosy spaces as soon as you return to the village feels like a world away from a town or city, offering an idyllic and character-packed place to call your happy home. Step inside via the cute front garden and the large glass doors and you're straight into a dining area that is an extension to the original cottage that then flows into the cosy lounge.

Some country cottages feel dark and cramped as you enter but this charming home's main reception area is drenched in sunlight via the whole wall of windows and glass doors at the far end. It's a delightful first view inside the home, a welcoming dining area where family and friends can gather at the table and chat the day or night away against the backdrop of the cute front garden, picket fence and paddock.

There's no doubt it is also the perfect place to park a comfy armchair as a special spot for reading or just relaxing, becoming mesmerised and absorbed by the village view outside. When you can drag yourself away from this impressive first space within this appealing home, the dining area flows directly into the lounge and in this space the cottage character is a constant and joyful companion, from the exposed beam that separates the two reception zones to the log burner nestled within an exposed brick fireplace. When the temperature drops this space is literally the warming heart of the home, drawing people in with the offer of a sofa to sink into next to a roaring fire to enjoy peaceful solitude or gather with family or friends for a perfect and cosy night-in.

Approximate Gross Internal Area 70 Sq M/ 754 Sq Ft



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.

If you can remove yourself from the sofa the kitchen at the back of the home is calling and greets you with a well-equipped kitchen adorned with a soft shade of green paying homage to the home's countryside location nestled within the Wye Valley area.

The country connection continues with the choice of wooden worktops and terracotta tiles on the floor, with an extra layer of character added to this welcoming space via the exposed stone wall, timber beams and even the choice of wooden unit door handles.

The kitchen is the ideal room that showcases this property's combination of features that make it such a wonderful home - character that a traditional cottage should be able to boast but with contemporary extras, flooded with light, and offering well thought out, connected and expanded spaces that suit a more modern way of living.

There's room for a breakfast table and chairs in this inviting kitchen, located next to a set of glass doors that open out onto the rear garden patio. It's arguably rare to find a cottage that seamlessly connects to both the front and back gardens via a set of sliding or French doors. This dining area within the kitchen is a spot that can boast its special connection to the rear garden and, whatever the weather, a seat at the breakfast table offers a front row seat to admire the attractive cottage garden and rural view.

Up the stairs located in the lounge to explore the first floor that comprises two bedrooms and family bathroom.

The main bedroom at the front of the cottage is a spacious double with storage built into three alcoves illustrating how well the spaces inside have been used with any quirky corners put to good use - no area of the cottage is left without a purpose to add to the overall, successful flow and function of the home.

This restful room is decorated with a peaceful tone of green, again connecting to the rural landscape that surrounds it, as well as cloaking the slumber space in a soft shade to induce sleep.

The rear bedroom is another double and another calm space, with a view of the rear garden and surrounding trees a delight to wake up to every morning.

The bathroom is a generous size for a traditional cottage, offering a relaxing bath at the end of a busy day or a refreshing shower to create the perfect start to the day where enjoying living in this pretty cottage will be effortlessly achieved.

STEP OUTSIDE



Step outside into a haven hidden away from the rest of the village, flanked by mature shrubs and trees creating an idyllic island of relaxation and foliage, making this terrace of cottages feel like a world away from the hustle and bustle of everyday life. The cottage has a rear garden as pretty and sweet as the house - a perfect match. Next to the attractive stone facade of the house is a flagstone patio directly accessed from the kitchen, creating a seamless indoor-outdoor flow for alfresco entertaining or just wandering outside with a morning coffee or an evening drink. A bench, a deck chair or a lounger - whatever the choice of seating the patio can embrace it while cocooning the occupants in foliage with a delightful mix of shades of green and myriad of shapes of trees as the backdrop.

Attracting local wildlife and insects against a soundtrack of birdsong, the rear garden is a tranquil spot to relax and enjoy being enveloped by nature. There's a parking space and a shed to add a practical element to this rear outdoor space but also a lawn, borders and flowerbeds that add soft blooms and swaying shrubs to this delightful cottage scene. At the front of the cottage, where many homes just offer a view of their neighbours' homes, this property can boast a view out over a small paddock that creates the perfect rural welcome to the row of appealing country cottages when a visitor first arrives. It's a charming introduction to the house and a view that can be enjoyed from a bench in the front garden overlooking its own picket fence, before the large glass doors entice you inside to explore the fabulous interior of this pretty country cottage.

INFORMATION

Postcode: NP16 7QA

Tenure: Freehold

Tax Band: B

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Chepstow travelling towards Gloucester cross over the river and take the first turning left signposted Tutshill and Woodcroft. Continue along Gloucester Road for approximately half a mile. At the mini roundabout turn left signposted Coleford and Woodcroft. Continue along Coleford Road for approximately 0.8 miles before turning right onto Woodcroft Lane where Woodcroft Terrace can be found a short distance ahead on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	56	80
EU Directive 2002/91/EC		

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