



CRICK

Guide price **£700,000**



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2 WALNUT GROVE

Monmouthshire NP26 5UX



4 sizeable reception rooms
 Detached double garage with electric doors
 Established private rear gardens

The site of Crick was an important junction on the Roman road sometimes known as the Via Julia which ran from Bath across the Severn Estuary to Sudbrook and on to Caerwent and Caerleon now in Wales. At Crick the route met the roads to Gloucester and Monmouth.

Situated just off the A48, the property is ideally located for commuting to Bristol and Cardiff. 2 Walnut Grove offers spacious accommodation, perfectly made for both family living and entertainment. Located within a secluded plot, the property comprises of four sizeable double bedrooms (two with en-suite facilities), and four fantastic reception rooms.

The property is approximately 23 years old having been built in 2000 by the reputable builder K W Bell. The accommodation is very well presented throughout, with a spacious layout over two floor and is being sold with the benefit of no onward chain.

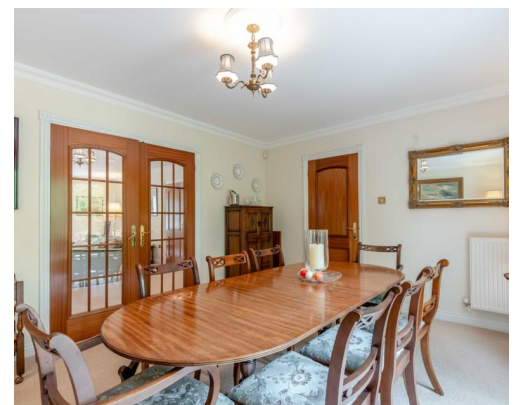


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KEY FEATURES

- Spacious detached property
- Four double bedrooms (two with en-suites)
- Spacious hallway with galleried landing
- Extensive driveway
- No onward chain
- Viewing highly recommended



STEP INSIDE



The popular cul de sac of Walnut Grove consists of 10 properties, with the nearby villages of both Caerwent and Portskewett offering a range of local amenities, to include a well-regarded primary school, doctors' surgery, public houses, post office and villages pubs. More comprehensive facilities can be found in the nearby towns of both Caldicot & Chepstow.

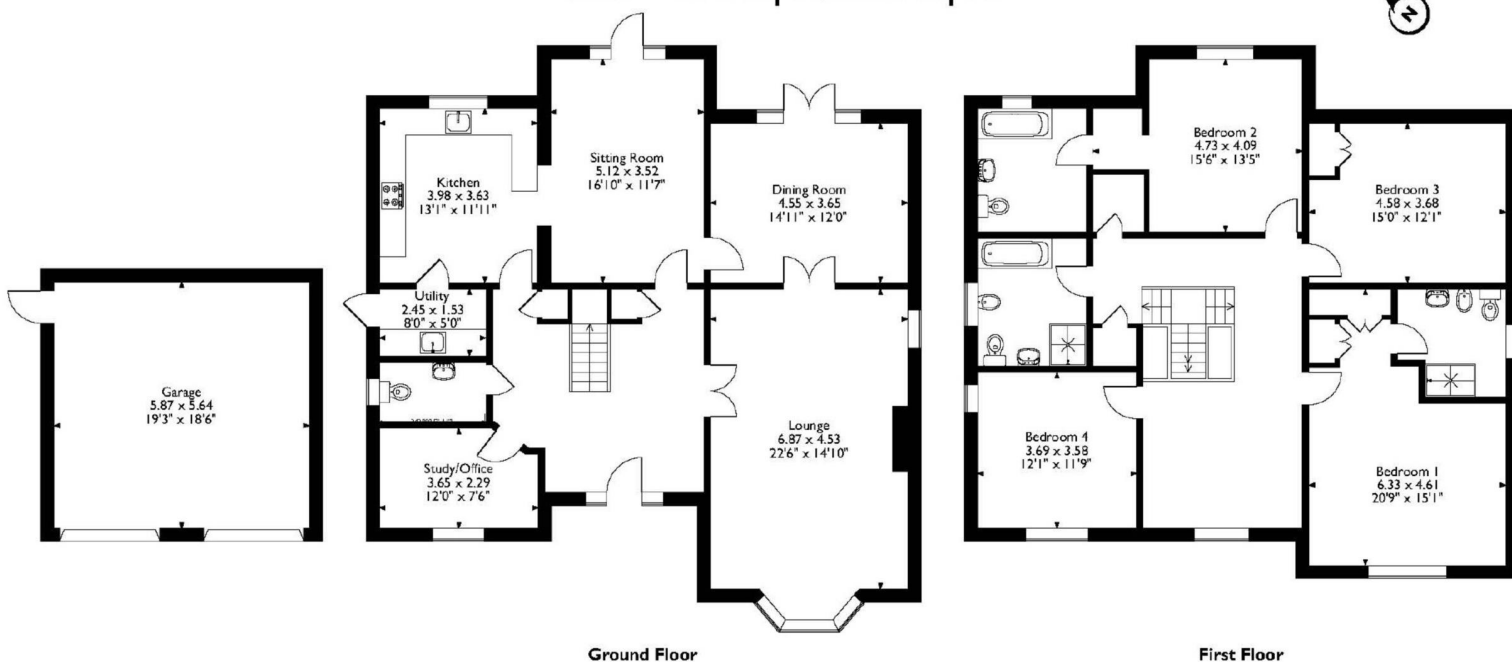
There are many beautiful countryside walks close by and the property is also well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.

The property has an attractive pillared canopy open porch entrance. Welcomed by a spacious hallway, which is overlooked by the galleried landing, accessed by a beautiful split staircase, which really is a focal feature when you enter the property.

Doors to all ground floor rooms lead off the entrance hallway, these include a cloakroom and useful under stairs storage cupboard.

The living room is a sizeable front facing reception room with a bay window and fireplace inset with a coal effect fire, double doors lead to the dining room.

Approximate Gross Internal Area
 Main House = 246 Sq M/2648 Sq Ft
 Garage = 33 Sq M/355 Sq Ft
 Total = 279 Sq M/3003 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.

This separate, good sized reception room is ideal for those that like to entertain, it has ample space for a full sized dining table and French doors to the rear sun terrace. Then for additional reception space there is a flexible family room which is open plan with the kitchen, again there is access to the rear garden from this room.

The impressive kitchen offers an extensive range of base and wall units to include open shelving and display cabinets. Integrated appliances comprise of a dishwasher, microwave and fridge. The Rangemaster Leisure will also remain in situ, with a canopied cooker hood above.

There is ample space in the kitchen for a breakfast table to provide the opportunity for casual dining if required, and a rear facing window provides a delightful aspect of the garden. There is a utility room located off the kitchen with plumbing and space for utilities and a door to the side elevation.

Then lastly as a fourth reception room the study offers an ideal space for those wishing to work from home. At present there is a lift in situ which gives access to bedroom four.

Then proceeding to the first floor, as previously mentioned there is a superb wrap around, spacious galleried landing - offering a reading area if required. All first-floor rooms lead off the landing. The principal suite provides a delightful front facing double room with a woodland aspect. There is a dressing area fitted with a range of built in wardrobes and an en-suite wet room with a walk in shower enclosure.

The guest room (bedroom two) is a rear facing double room with an aspect of the rear garden. This too has a sizeable en-suite bathroom, fitted with a three piece suite to include a panelled bath.

Bedroom three is a rear facing double room with a similar aspect to bedroom two and benefits from a large built in wardrobe, whilst the fourth bedroom will also accommodate a double bed, and as previously mentioned currently has a lift in place (from the study).

STEP OUTSIDE



Stepping outside of the property the mature front gardens offer a range of shrubs and trees, these extend to the side paved driveway, where there is off road parking for in excess of four vehicles. The driveway in turn leads to a detached double garage with twin electric doors. A door from the garage gives useful pedestrian access to the rear garden.

The beautiful rear gardens offer privacy, they are well established again planted with a variety of shrubs and trees, and there is a neatly manicured lawned area. A paved semi-circular sun terrace offers a seating area, and there is an additional paved area to take advantage of the afternoon sun. Pedestrian gate access to the side elevation.

AGENTS NOTE: There is a lift in situ that can be removed subject to negotiation. The vendor has advised the drainage is through a private company with an annual charge, which is to be confirmed by a solicitor. Probate has been applied for but not yet granted.

INFORMATION

Postcode: NP26 5UX
Tenure: Freehold
Tax Band: H
Heating: Gas
Drainage: Private
EPC: C





DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). Proceed down Pwllmeyric Hill, passing St Pierre on the left hand side. At the next roundabout take the second exit (straight over) and continue along the A48. After a short distance pass the right turn to Shirenewton and take the next main left turn. Continue along this road for a short distance and the entrance to Walnut Grove can be found on the right hand side, the property is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	82
(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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