



TUTSHILL

Guide price **£545,000**



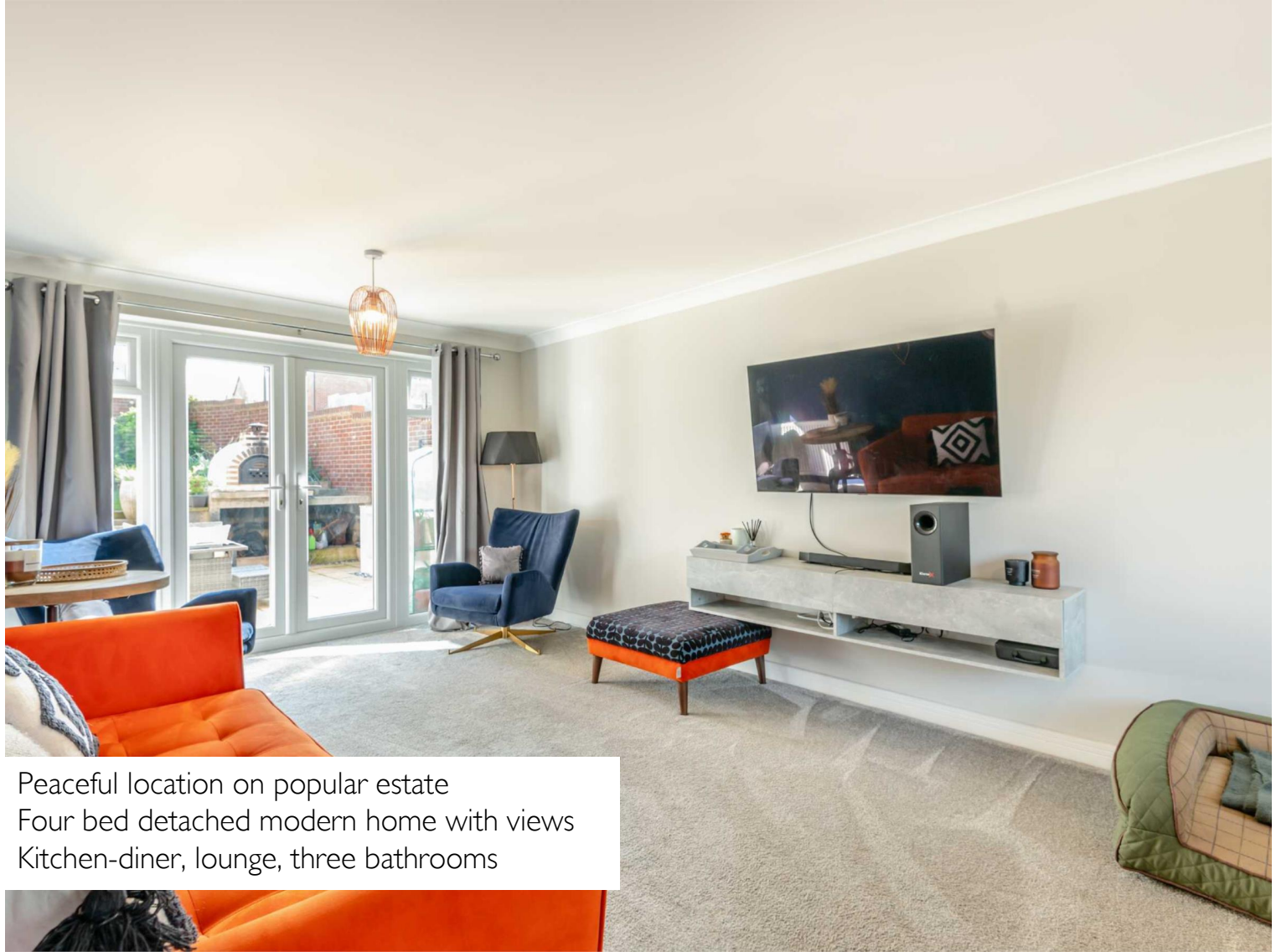
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6 WILLOW VIEW

Gloucestershire NP16 7FP



Peaceful location on popular estate
Four bed detached modern home with views
Kitchen-diner, lounge, three bathrooms

Hidden on the edge of a popular estate on a tiny cul-de-sac this handsome house offers mesmerising countryside views, parking, garage and enclosed rear garden. Inside boasts a generous lounge, stunning kitchen diner, utility and cloakroom, plus four double bedrooms, two with en-suites, and a family bathroom.

Wander through this popular estate of attractive modern houses and hidden away on the edge, off a tiny cul-de-sac that serves just a handful of properties, is this very handsome four-bed family home.

The house is blessed with open countryside views from the front that are totally captivating.

From the pretty to the practical, the house boasts off-road parking for two vehicles plus a garage, as well as a generous and enclosed rear garden ideal for children and dogs, as well as socialising in the sun, and even comes with an outside pizza oven.



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KEY FEATURES

- Located on a small, quiet cul-de-sac
- Sweeping views over the countryside
- Double-fronted detached family home
- Spacious dual aspect living room with French doors
- Stunning kitchen diner & separate utility room
- Four double bedrooms with principal en-suite



STEP INSIDE



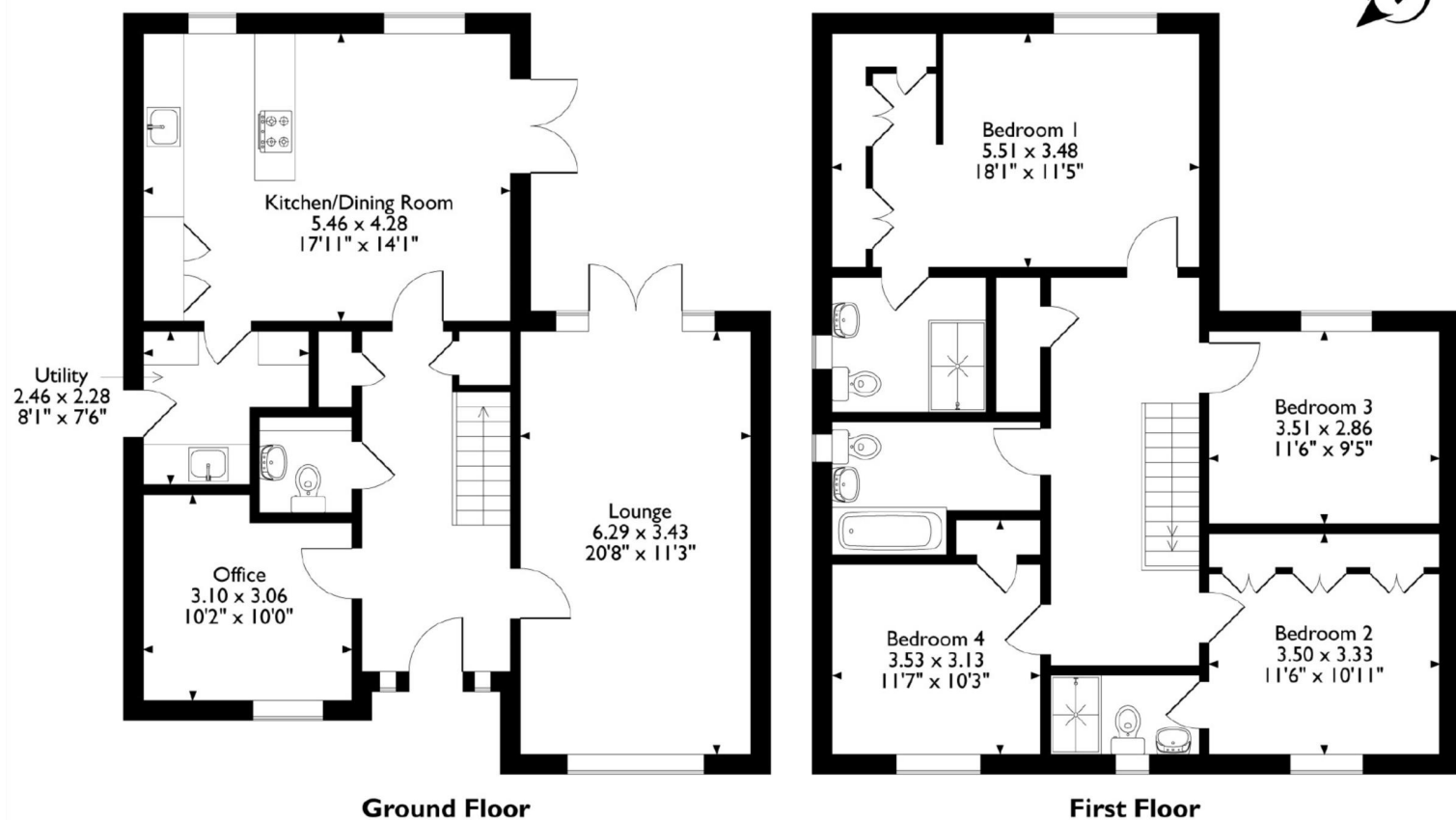
Inside the spacious abode can offer more places to make lifelong memories, including the sizeable lounge that runs from the front to the back of the house and the substantial kitchen diner, with both spaces connecting seamlessly to the garden via French doors.

Chepstow can easily tempt a short drive to access sports and leisure, shopping, socialising and special strolls around the magnificent castle's grounds and, closer to home, the area of Tutshill offers schools, local shops, cafes and parks.

The home is so well-placed to offer a balance of town and country, with the A48 the main artery road through the area just a few streets away providing quick access to the wider range of facilities and amenities of Chepstow, plus the glorious landscapes of the Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean, both within easy reach.

For further afield the A48 takes you to Gloucester to the east or head in the other direction for the M48 and M4 to south Wales and Bristol, or let the train take the strain and access the main UK network trainline in Chepstow.

Approximate Gross Internal Area 156 Sq M/1679 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.

Step inside through the smart, central black front door that nestles under the porch roof and you're instantly welcomed by a spacious and light hallway cloaked in contemporary interior design - all features that continually flow throughout the home.

The glimpse of the rear garden through the central hall and kitchen diner is a delightful bonus that entices you to wander further into the heart of the home, but there's a fabulous sitting room to discover first.

The spacious and sociable living room flows from the front to the back of the property, with French doors offering instant access onto the patio, perfect for entertaining.

The room is a fabulous social hub bathed in sunlight, but it's not the only area to easily bring people together. The kitchen diner is a sizeable room that occupies most of the rear of the house and can boast cascades of light - it is the busiest room in the house, offering a special place to eat and dine, chat and laugh.

This well-designed space not only combines a fully equipped kitchen with a generous dining zone, it has multiple windows and doors that ensure the room is fully connected to the pretty garden, both visually and physically.

The French doors open out into the terrace, inviting refreshing breezes to waft inside and a seamless route outside, so memorable family mealtimes, tea and cake gatherings with friends, and more formal evening dinner parties can effortlessly tumble out into the garden.

Any cook would be overjoyed to perform in this space too, with Silestone worktops and an island unit that incorporates a hob and hood as their stage overlooking the dining area.

Off the kitchen is a utility room with access to the garden so any washing can be quickly retrieved when the rain starts.

The ground floor also includes a handy cloakroom that can boast an engaging mix of neutral tones, colour, shapes and pattern that ensure the smallest room in the house is still afforded a large amount of design thought.

STEP OUTSIDE



The good-sized plot sweeps around the side of the house showcasing a generous patio that hugs the whole of the back of the property and is home to a pizza oven as well as dining and relaxing areas.

But this welcoming patio is not the only area in the south facing garden that can entice you, in the far corner of the garden is a raised deck area with bonus pergola, tucked away behind the garage making it feel like a very private space with a cosier atmosphere.

The cars are well accommodated at the house too, with a driveway that can happily host two vehicles plus a garage.

Combined with the breathtaking view, the attractive Georgian-style symmetrical design and visually appealing front facade of the house with steps up to the smart front door will always be a grand welcome home and an impressive hello to any visitor.

INFORMATION

Postcode: NP16 7FP

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

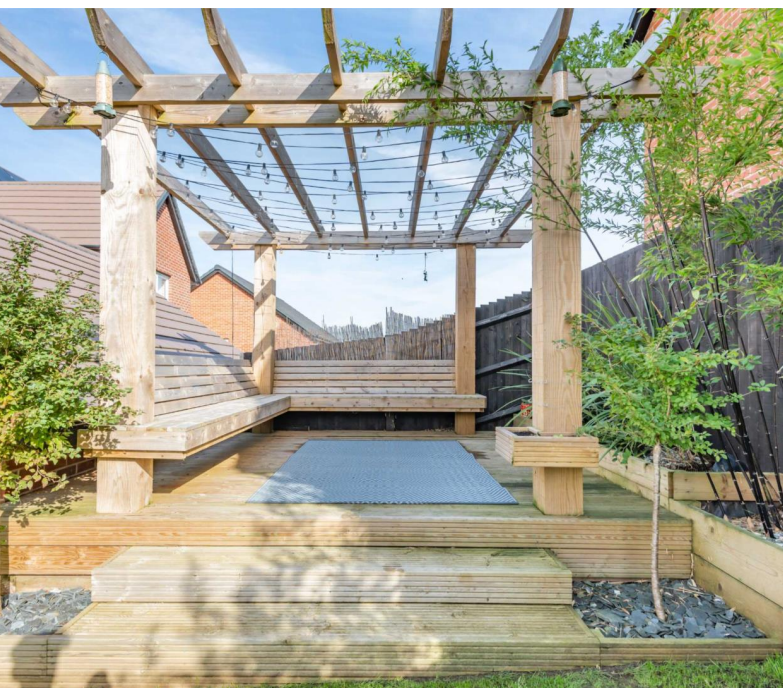
EPC: B





DIRECTIONS

From our Chepstow office proceed down the High Street onto the one way system. Continue over the old Wye Bridge and proceed up the hill to the double mini roundabouts proceed directly straight over. Continue along this road taking the last left turn into Ash Crescent before reaching the A48. Proceed along this road turning left, when following the road round to the right and then take the left second turning left into Willow View and the property is then on the right on the corner.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)	85	
C (69-80)		
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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