



UNDY

Guide price £340,000



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# 1 SEA VIEW

Vinegar Hill, Caldicot, Monmouthshire NP26 3HA



Off road parking for two vehicles  
Sought after location close to amenities  
Refitted kitchen with integrated appliances

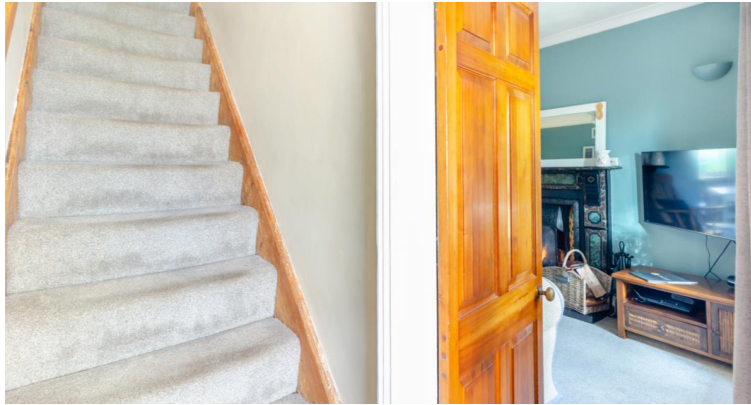
Welcome to 1 Sea View, a charming semi-detached cottage that offers character both internally and externally and sits mid-way on Vinegar Hill, providing a vantage point for the beautiful Southerly landscape, extending all the way to the Severn Estuary.

Living at Sea View offers a lifestyle that blends classic charm with modern comfort. The surrounding area of Undy provides a peaceful and picturesque setting, ideal for those seeking tranquillity. The property is ideally situated for local schooling and commuting, with junction 23A (M4 access) only a short distance away.

The delightful village square at Magor is the hub of the community and offers an array of 'bespoke shops, cafes, eateries and public houses, along with a supermarket, post office and doctors' surgery. Undy Primary School is only a short distance from the property, as is the newly constructed community hub.



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### KEY FEATURES

- Character semi-detached cottage
- Three generous bedrooms
- Front and rear gardens
- Three reception rooms
- Distant views towards the Severn Estuary
- Ideally located for commuting & schooling



# STEP INSIDE



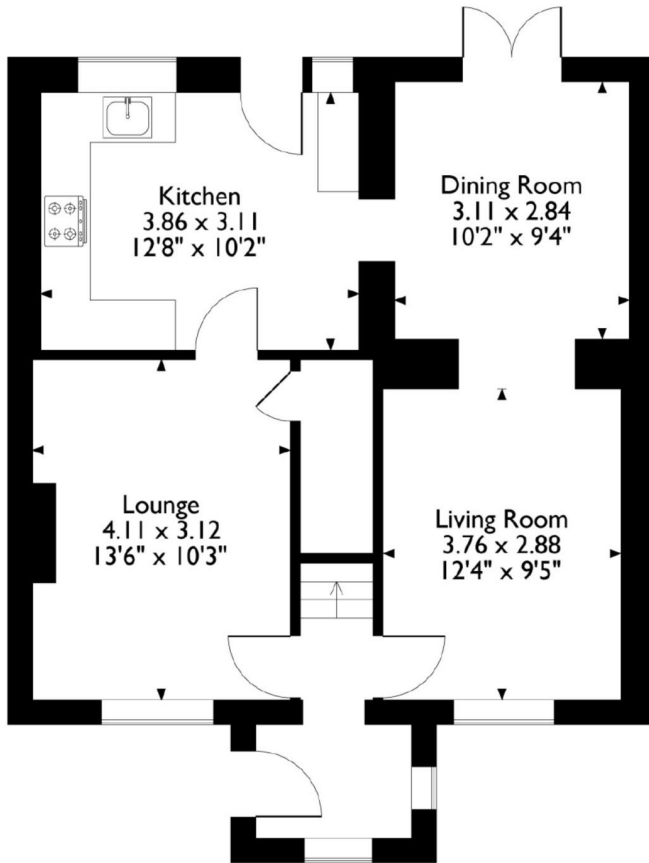
As you step into the cottage, a welcoming open porch and reception hallway greets you, designed with stairs branching off, inviting you to explore the various levels of this delightful home.

The heart of the home unfolds into a spacious open-plan living room, seamlessly integrating a dining room and an open fireplace with an ornate surround.

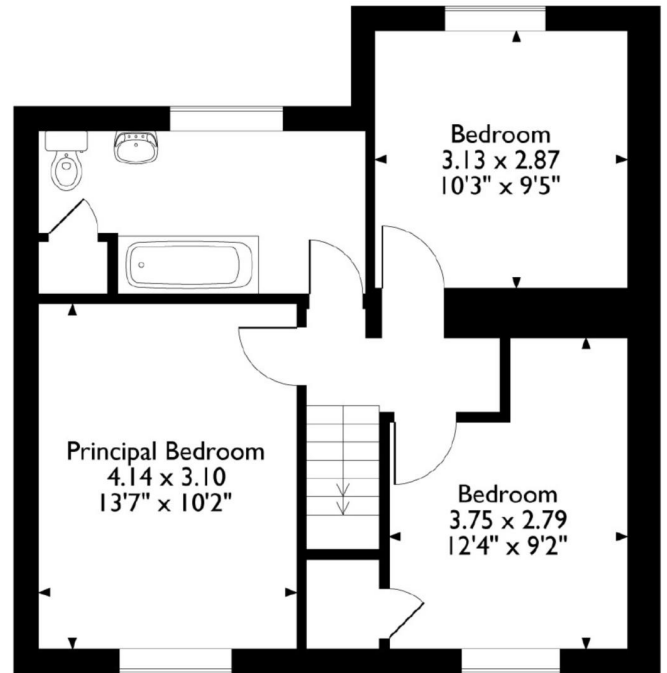
This inviting space not only offers a cosy ambiance for gatherings but also provides a picturesque view of the rear garden through French doors, bringing the outdoors in. There is ample space within the dining room for a table.

Adjacent to the living area, a supplementary reception room offers a front-facing window and an attractive fire surround, adding a touch of additional character to this reception space. This room offers a cosy retreat and flexibility, it also houses a useful storage cupboard.

## Approximate Gross Internal Area 106 Sq M / 1141 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 re-fitted kitchen stands as a testament to modernity and functionality, boasting ample size and a pleasing view of the rear garden. Equipped with integrated appliances including a dishwasher and microwave, this kitchen ensures both efficiency and style,

The Chefmaster range will also remain in situ and the kitchen is complimented by wooden worksurfaces. A stable door grants easy access to the rear garden.

Venturing to the first floor, the cottage unfolds further to reveal three generous bedrooms, each offering its own unique charm and comfort. The first and third bedrooms provide far reaching views that stretch towards the Severn Estuary.

The rear-facing family bathroom presents a generously sized space that embraces a white suite, to include a bath with shower over.

# STEP OUTSIDE



Nestled behind the charming cottage lies a garden for relaxation and entertainment. A sun terrace invites al fresco dining and beyond the terrace there is a tiered lawned area. There is a useful outbuilding that offers a versatile space for storage.

The front garden offers an assortment of well-established shrubs and flowers providing an array of colours and fragrances that evolve with the seasons.

Further enhancing the convenience and privacy of the cottage there is a gated access from the rear garden which guides residents to an off-road parking area for two vehicles.

## INFORMATION

Postcode: NP26 3HA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for approx. 5.8 miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and take the next turn right onto Vinegar Hill. Continuing up the hill the property can be found on the left-hand side, with parking to the rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(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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