



CHEPSTOW

Guide price **£1,000,000**



THE MARLINGS

Sedbury, Chepstow, Gloucestershire NP16 7EY



Four-bed, detached luxury country home
Amazing views from incredible location
Kitchen, lounge diner, three bathrooms

Tucked away at the end of a private lane is this immaculately-presented contemporary country home called The Marlings. The stunning four-bed, three-bath detached abode is nestled into a peaceful rural location immersed in nature and offering a breathtaking view that rolls uninterrupted across the landscape of the Severn Estuary to the Severn Bridge on the horizon.

Imagine sitting in the beautifully landscaped garden on the sun-drenched terrace relaxing within this idyllic location with such a captivating view as your backdrop. As well as providing a sanctuary for relaxing the substantial garden is a special spot for hosting alfresco dining, socialising and playing with the children and dogs.

From the much-loved home the UK's motorway network is easily accessed via the A48 to the M48 and then over the Severn Bridge towards Bristol, London and the M5 to The Midlands, or via the A48 get onto the M4 and head east to Newport and Cardiff. Wandering along the A48 in the other direction gets you to Gloucester by car or bus, and if a train is required Chepstow offers a mainline train station.



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KEY FEATURES

- Detached country home with mesmerising views
- Immaculate gardens with terrace
- Substantial lounge flowing into garden room
- Luxury interiors including contemporary kitchen
- Four double bedrooms
- Idyllic location yet close to amenities



STEP INSIDE



Inside, the sizeable lounge offers comfortable sofas nestled around a fireplace before it flows out into a magnificent garden room that surrounds you with spectacular views on three sides as well as boasting bifold doors to the terrace.

The contemporary kitchen is a cook's dream that can boast a large island unit with breakfast bar as well as a lounge area, plus there's a ground floor ensuite bedroom that is perfect for guests or to facilitate multi-generational living.

The Marlings' enviable location is versatile too - it occupies a prime spot near the Severn Estuary within The Forest of Dean district that can easily tempt you to explore the unique local area including the end of the Offa's Dyke National Trail and Wye Valley Greenway old railway line. Make lifelong memories biking and hiking, riding and rambling across this enchanting landscape that can add a mesmerising panoramic river estuary view to the experience.

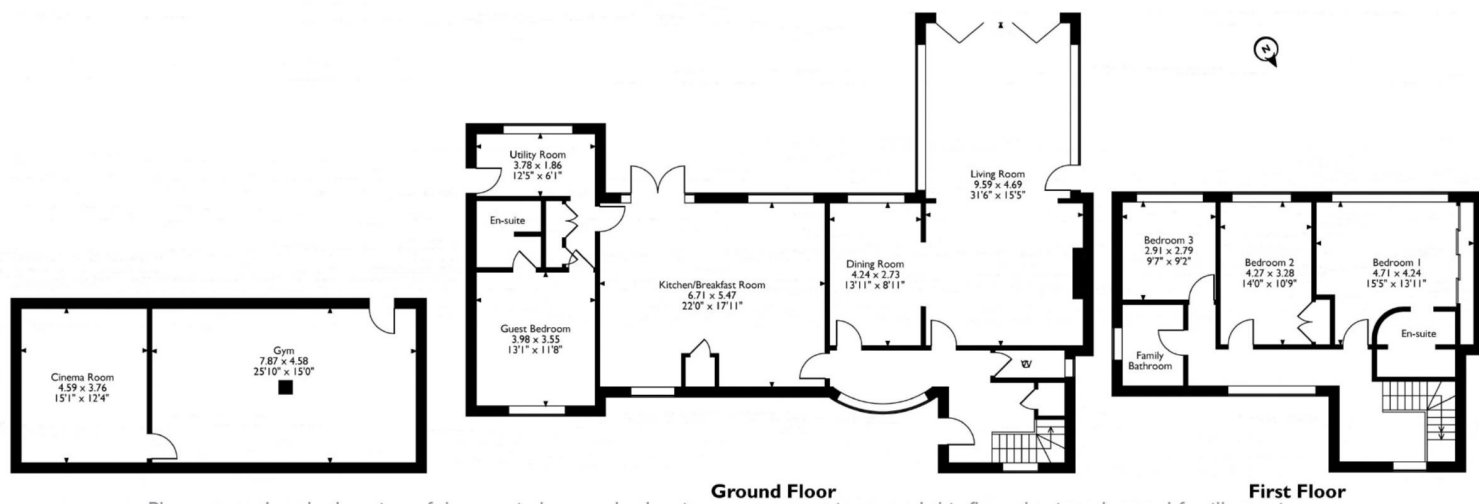
But although the house feels rural, at the end of the lane the village of Sedbury offers a local shop, doctor surgery, pub, parks, school and college as well as local community and sports groups, with the village of Tutshill to the north expanding the choice.

The location is on the border with Wales and just a short drive over the bridge across the River Wye gets you to all the cafes, pubs, bars and restaurants the popular market town of Chepstow can offer, as well as further choices for shops, supermarkets, schools and everyday facilities and amenities. Enjoying walks around the majestic Chepstow Castle is another reason to be easily enticed over the border but the breathtaking beauty of the views directly from The Marlings' windows and the beautiful garden will always effortlessly draw you back home.

Step inside this handsome house that invites you in to explore each elegant and stylish room. Each space has been lavished with luxury and contemporary, neutral decor that effortlessly flows throughout the much-loved home. The front door to one side of the house leads to a sprawling living room that has been extended to create two distinctive zones but creates one overall hotspot for socialising. The first zone is where squishy sofas are calling you to dive in and relax, nestled around the fireplace to chat and watch the television.

The room then flows into the garden zone where the mesmerising view is given dominance via a wall of bifold doors along the end wall of the space that seamlessly flows out onto the substantial garden terrace.

Approximate Gross Internal Area
 Main House = 202 Sq M/2174 Sq Ft
 Outbuilding/Gym = 54 Sq M/581 Sq Ft
 Total = 256 Sq M/2755 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 well-designed space offers a triple aspect via windows on the remaining two walls. The result is that anyone relaxing in this sunny space with a morning coffee, afternoon tea, or evening drink feels totally immersed in the mesmerising view. It's another area within this wonderful home that is effortlessly versatile, offering peace and solitude or a special space for socialising with friends and family, watching the wildlife and birds go about their daily business and the weather rushing across the expanse of open sky.

This hub of the home area continues to delight, offering a sizeable formal dining space via a wide open doorway off the lounge. This space feels more intimate, perfect for hosting the most entertaining of dinner parties, family meals, and Christmas gatherings.

Keep exploring along the hall to find the room next door and it's a sleek, modern and well-equipped kitchen that will make the cook very happy. Not only is there masses of storage and preparation space and integrated appliances, the picture window adds a view to accompany the feast preparation and the impressive island unit adds a social breakfast bar area facilitating company and free flowing chat.

But even more people can join the gathering in the kitchen because it's a large room with ample space to add a corner sofa. This end of the room also includes a showstopping feature wall of interlocking curved metal sections that creates a light bouncing piece of wall art that adds a layer of contemporary sophistication to the room.

At the end of the kitchen diner is a door to an extra side wing that is a versatile space. Within this area you will find a separate utility room with direct access to the garden and a bedroom with its own ensuite shower room that is ideal for guests or for facilitating multi-generational living. In addition, there's a bonus cloakroom in the hall next to the stairs, and they now entice you to ascend and explore the upper floor. The first space is the impressive principal bedroom that continues the high-end interior design combined with clever design.

The most intriguing features is the curved wall of the ensuite, whose smooth line ensures the space gently flows from the door to the bespoke built-in wardrobes and the window that frames the enchanting view towards the Severn Estuary.

Two further double bedrooms along the landing boast their own picture perfect view across the landscape from this unique location, before a contemporary bathroom easily tempts you to visit for a refreshing morning shower or evening soak in hot bubbles surrounded by five-star boutique hotel luxury.

AGENTS NOTE:

There is historic granted planning permission for a two storey extension including basement level creating a pool room, plant room, games room and principal bedroom over.

STEP OUTSIDE



Step outside into an immaculate garden that is enveloped in mesmerising views that stretch for miles to the iconic Severn Bridge on the horizon. It's a panoramic vista that is forever captivating, whatever the weather, time of day or night, or season and this wonderful home offers an uninterrupted front row seat.

But it's a garden for socialising as well as enjoying peaceful time in this idyllic location, with ample space to entertain all your family and friends across terraces and lawns, happily hosting summer BBQs and large gatherings. There's plenty of space for visitors to park too, and they won't fail to be instantly impressed by the driveway that ends in a grand turning circle befitting a country house of this stature in this incredible location. The mature trees and shrubs that meander through the sizeable plot add colour and visual interest while the substantial lawn that surrounds the house is perfect for family fun.

The house can already offer extra leisure facilities in a detached outbuilding divided into work, rest and play within a gym and home cinema, making it a very popular place to head towards to keep fit and keep up with the latest match score or movie release.

INFORMATION

Postcode: NPI 6 7EY

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Chepstow, take the A48 out of Chepstow passing Tesco on your right and continue over the bridge. Take the second exit, signposted Sedbury. At the roundabout take the first exit left and proceed passing all the shops on the left-hand side, drop down the small hill and the entrance to Sedbury Park is immediately in front at the bottom. Proceed up the long driveway and at the top you will see the metal electric gates for The Marlings.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(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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