



CHEPSTOW

Guide price **£485,000**



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To book a viewing call 01291 626262

4 HUNTFIELD ROAD

Chepstow, Monmouthshire NP16 5SA



Beautiful four bedroom detached property
Located in a sought-after area of The Danes
Open plan kitchen/ dining area

Situated in the convenient location of The Danes, this residence is within easy walking distance of Dell Primary School and Chepstow Secondary School.

4 Huntfield sits above the road and has a bird's eye view over The Danes, looking towards the Bristol Channel and beyond. Additionally, the Wye Valley is just a short driving distance away, offering forest walks and scenic landscapes.

Perfect for commuters, the property ensures easy access to the train station and the M4 motorway, facilitating seamless travel to nearby towns and cities for work or leisure.



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KEY FEATURES

- Beautifully presented 4-bed detached property
- Located in the sought-after area of The Danes
- Held by the same family for over 30 years
- Thoughtfully extended kitchen/ dining area
- Delightful garden views
- Detached garage and private drive



STEP INSIDE



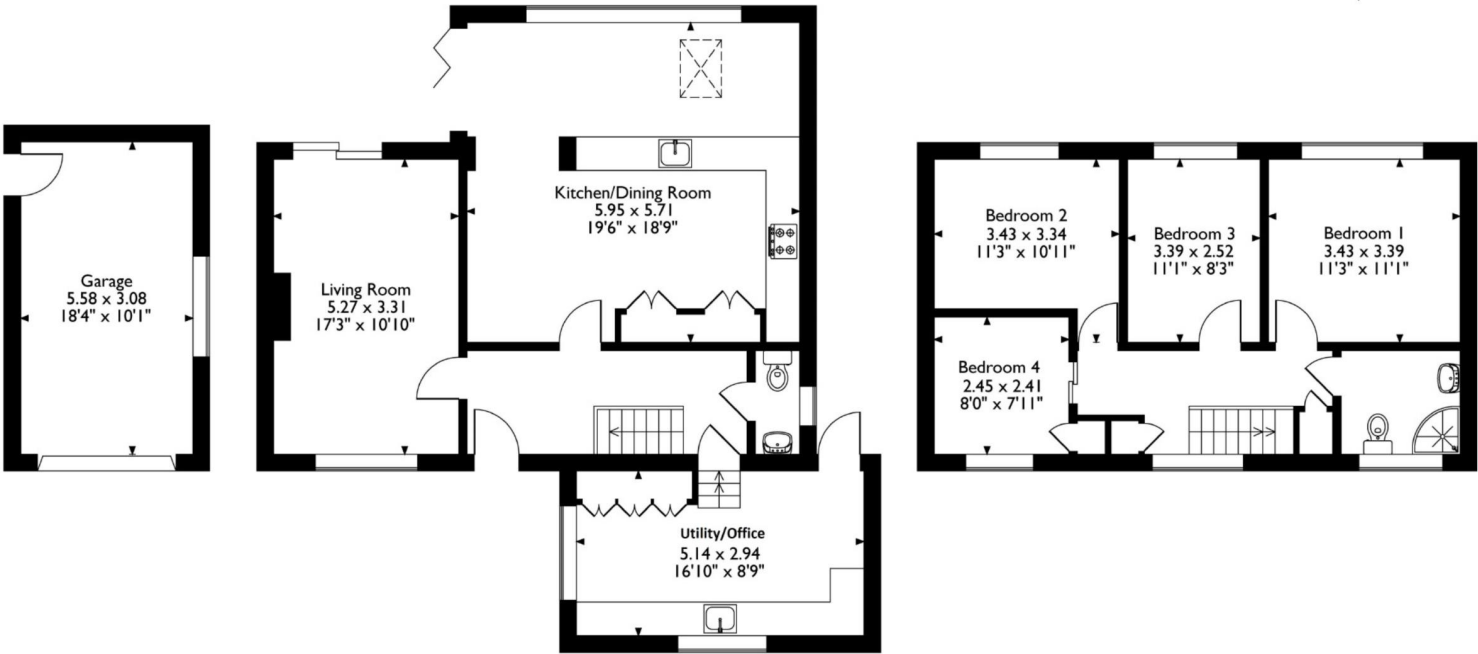
Upon entering the property, a welcoming hall sets the tone, providing access to all the main reception rooms. The lounge, a notable feature, spans the width of the main property, boasting a feature gas fireplace and a large window that floods the room with light, creating an airy and bright ambience, with patio doors leading out onto the garden.

The modern and luscious kitchen is beautifully presented, featuring wooden worktops and a stylish, modern kitchen design that wraps around the kitchen, providing plenty of worktop space. This adds a touch of luxury.

Fully equipped with fitted appliances, it caters to the culinary skills of any enthusiast cook, with the inclusion of a stainless steel oven positioned next to a fitted stainless steel microwave. This area has been thoughtfully designed to open up the indoor space with the outdoor patio entertaining alfresco area via its bi-fold doors.

Notably, the original attached garage has been converted into a utility room, enhancing the home's functionality. Along with having a useful ground floor WC, this property has been meticulously updated and decorated, reflecting the care and attention of its owners who have lovingly maintained it for many years. No expense has been spared in ensuring its quality and appeal.

Approximate Gross Internal Area
Main House = 130 Sq M/1399 Sq Ft
Garage = 17 Sq M/183 Sq Ft
Total = 147 Sq M/1582 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.

This property, meticulously updated and decorated, reflects the care and attention of its owners who have lovingly maintained it for many years. No expense has been spared in ensuring its quality and appeal.

Ascending to the first floor, you'll be captivated by the breathtaking views that greet you from the landing picture window, offering a picturesque panorama that extends towards Chepstow and beyond the Bristol Channel.

On entering the principal bedroom, you are firstly greeted by the serene outlook with the wooded area to the rear of the garden, providing additional privacy from other properties.

The modern bathroom complements the overall appeal, offering both style and convenience. This property is not to be missed we recommend a viewing promptly to not be disappointed.

STEP OUTSIDE



The rear South facing garden has been shaped and designed over the last 30 years to become a real delight, especially in the spring months, with mature bushes and shrubs. There is hard standing at the top of the sloped garden, suitable for a shed base or further seating area.

The thoughtful landscaping adds to the overall charm of the outdoor space, creating a serene and inviting environment.

AGENTS NOTE: The property has owned solar panels.

INFORMATION

Postcode: NP16 5SA

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Proceed from Chepstow town centre through the town arch and turn right into Welsh Street, on leaving the town take a left turn into St Kingsmark Ave. Take the 3rd left turn into Huntfield Road where following the numbering the property can be found on the left-hand side.



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | 81 |
| B (81-91) | | |
| C (69-80) | 71 | |
| 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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