



MATHERN

Guide price **£700,000**



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4 STEPASIDE

Chepstow, Monmouthshire NP16 6JD



Four/five bedroom detached property
Sought after Village location
Views over open countryside

This 4 bedroom detached brick-built property has been extended in recent years by its current owners, adding a lovely summer room adjacent to the kitchen. This extension creates an ideal family room, seamlessly connecting indoor and outdoor living spaces, perfect for both everyday living and entertaining.

In Chepstow, the historic gateway to Wales, you'll find junior and senior schools, leisure facilities, a variety of independent shops, cafes, restaurants, supermarkets, and an M&S Foodhall. The town is also home to Chepstow Castle, the earliest stone-built Norman stronghold. The castle hosts a season of outdoor events and live entertainment, adding to the cultural and historical charm of the area.



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KEY FEATURES

- Detached four bedroom property
- Very desirable location of Mathern
- Three reception rooms
- Off-road parking, garage & elevated front
- First time on the market
- Lovely views across open countryside



STEP INSIDE



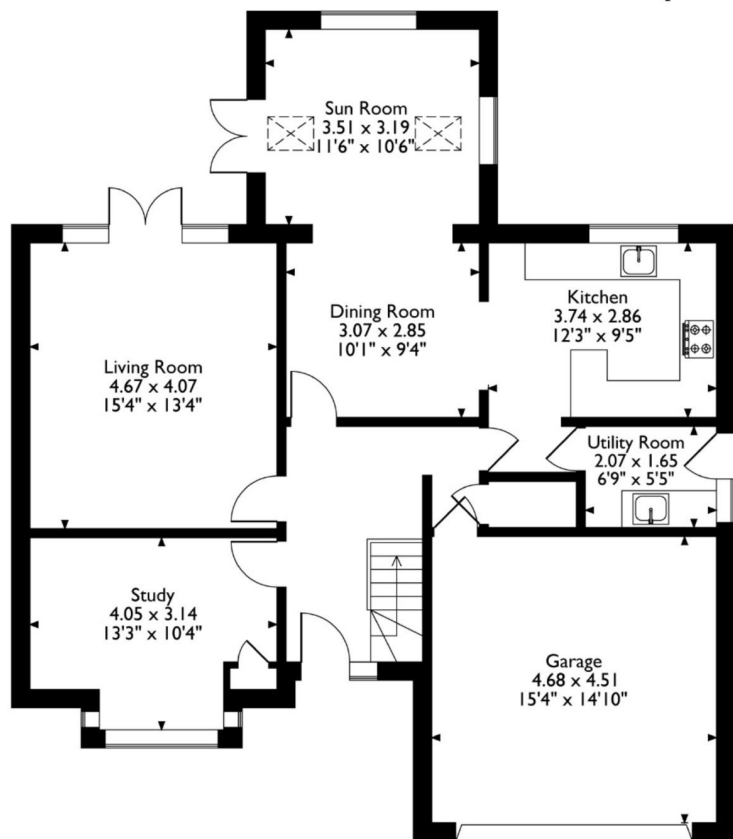
This smartly presented four-bedroom detached family house is situated at the head of a cul-de-sac consisting of six houses in the charming village of Mathern, just a mile from Chepstow. Built in the mid-1980s by the current owners, the property showcases traditional red brick construction with a tiled roof and double-glazed windows.

Over the past thirty-five years, the current owners have diligently updated and maintained the property, transforming it into their beloved family home.

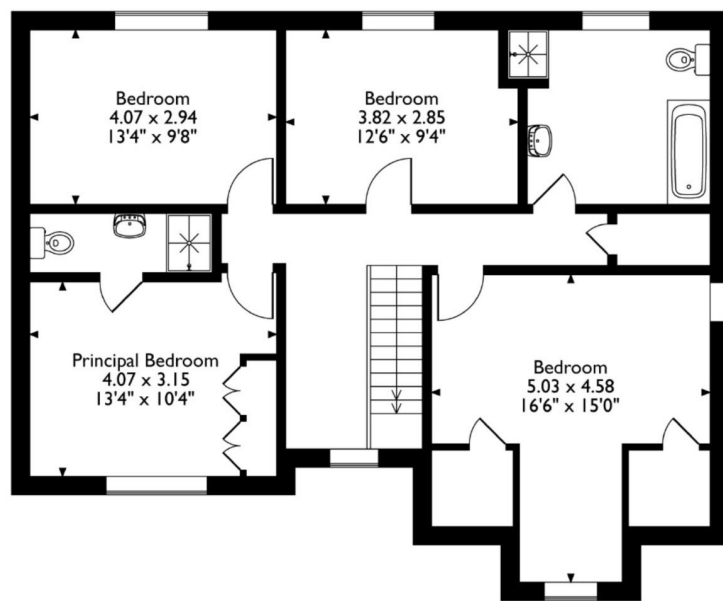
The interior of the house offers spacious and inviting living areas, beginning with a welcoming reception hall that sets the tone for the rest of the home.

The lovely family kitchen overlooks the rear garden and open countryside towards Mathern fishing lakes, seamlessly connecting to a family/dining area with low windows allowing you to sit and observe the garden from the comfort of your home.

Approximate Gross Internal Area 191 Sq M/2057 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 kitchen features modern units with space for a range cooker and composite worktops, giving it a contemporary feel.

French doors from this space lead out onto a delightful patio, ideal for outdoor gatherings and relaxation. In the sizable lounge, a charming fireplace creates a cosy ambience, with patio doors providing easy access to the beautifully tended rear garden and flooding the room with natural light in the afternoons.

In addition, the property features a versatile study room or playroom situated at the front, offering flexible space to accommodate various needs. This room could also be utilised as a fifth bedroom.

The staircase, leading to a gallery landing adorned with a beautiful stained-glass window, grants access to the first floor.

Here, you'll discover four sizable bedrooms, with the principal bedroom having an ensuite shower room.

Ample storage cupboards throughout the first floor provides added convenience. Additionally, there is a large family bathroom with a separate shower, enhancing the property's functionality and comfort.

Overall, this property exudes warmth, character, and functionality, offering a wonderful opportunity for a comfortable family living in a picturesque village setting.

STEP OUTSIDE



4 Stepside boasts a glorious, imaginatively planned garden that incorporates sublime spaces for relaxing and entertaining, making it an ideal home for families who love to immerse themselves in the outdoors. Whether you're seeking a peaceful retreat or a vibrant area for socialising, this property offers the perfect balance of indoor comfort and outdoor enjoyment.

With far-reaching views across the open countryside and towards Mathern fishing lakes and St Pierre Golf Club. This property is in a most desirable location of Mathern with its sense of community and has many village activities that are available within the village hall athletic club and football grounds. The village is renowned for putting on a sublime firework event and still has an annual village fete.

INFORMATION

Postcode: NP16 6JD

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Travelling from Chepstow town centre, join the main bypass road (A48) up to High Beech roundabout and take the third exit off signposted Pwllmeyric (A48). Proceed down Pwllmeyric Hill, passing Moun-ton Brook Lodge wedding venue and bus stop on your left and turn left signposted Mathern. Follow this road into the village, passing the cenotaph and school nursery the property is located on the right hand side opposite the village public house The Millers Arms.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		70	79

England & Wales EU Directive 2002/91/EC

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