



BEACHLEY

Guide price **£535,000**



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1 INNER LOOP ROAD

Chepstow, Gloucestershire NP16 7HF



Detached four-bed bungalow on quiet road
Ground floor bedroom and shower room
Conservatory and rear garden with views

Tucked away at the end of a peaceful residential cul-de-sac this immaculately presented, four-bed detached dormer bungalow waits to greet you with space and light, modern interiors and versatile rooms.

Outside the private front and rear gardens are perfect for alfresco dining, entertaining and relaxing on a choice of three patios and decks against a backdrop of sweeping and absorbing views over open countryside towards the Wye Valley.

Practically, the outside space can boast ample parking, two sheds in the front garden and a sizeable garage.

Inside, the much-loved family home offers a spacious kitchen with garden views and a large yet cosy lounge with a log burner that can happily host social gatherings. A welcoming conservatory drenched in sunshine and views can easily entice a visit, and a formal dining room with doors out to the patio is the perfect place to enjoy family meals and dinner parties.

The house is versatile too, offering a ground floor bedroom and adjacent shower room to facilitate onsite multi-generational living or as a guest bedroom, or maybe not even used as a bedroom at all.

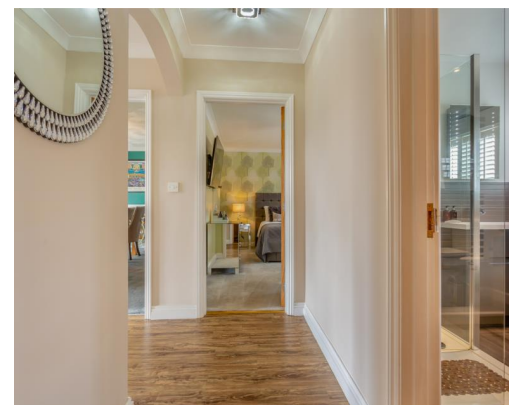


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KEY FEATURES

- Immaculately presented detached dormer bungalow
- Amazing views across open countryside
- Ample parking, large garage & private garden
- Large lounge leading to spacious conservatory
- Well-equipped kitchen & formal dining room
- Ground floor bedroom & shower room



STEP INSIDE



The versatility of the house continues upstairs with three double bedrooms, one of which is currently being used as a home office with a panoramic view to make your work colleagues jealous.

Directly from the front door of this inviting and comfortable home are some truly absorbing walks and bike rides to enjoy within maybe the area's most special yet less known locations.

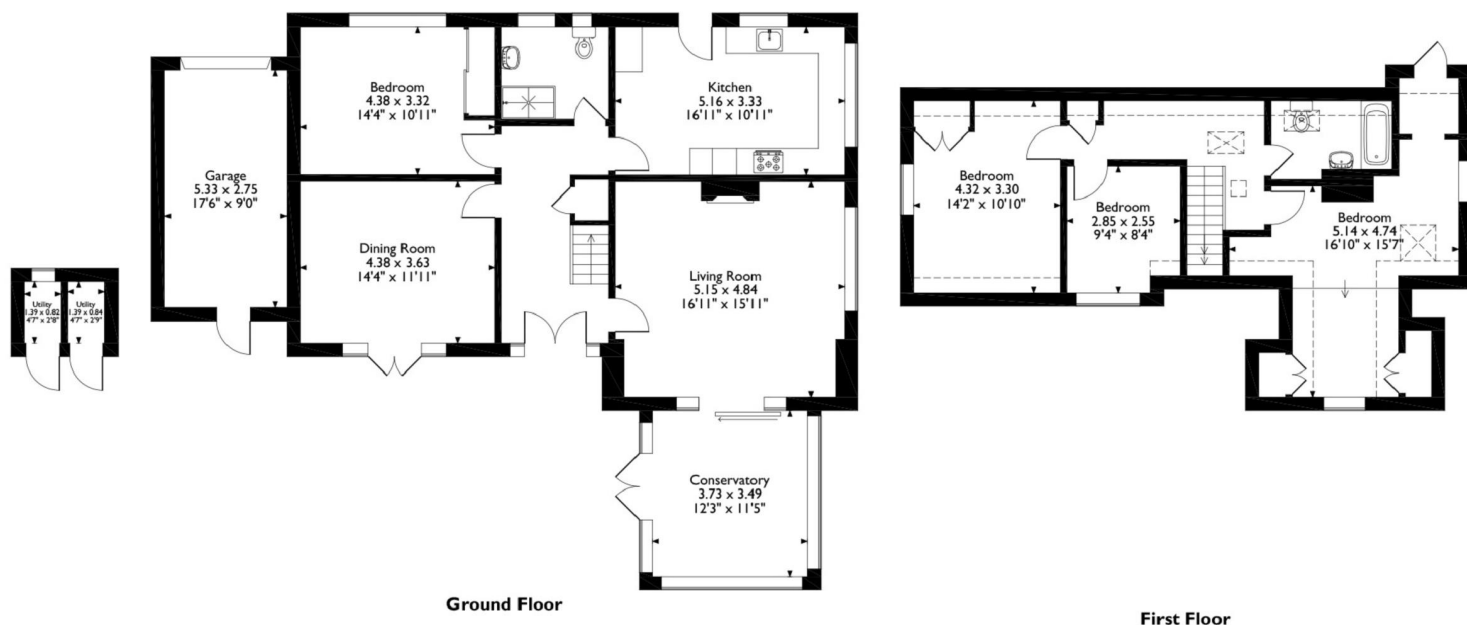
The home is part of the extended community of the village of Beachley, located on a unique and quiet peninsula of Gloucestershire land that is flanked by the River Wye and the River Severn, resulting in impressive and mesmerising waterside views in every direction.

The village can offer a local shop but the village of Sedbury is just a three minute drive from the house, where the facilities and amenities extend to include pubs, parks and shops, plus a doctors surgery, schools and a college.

A few more minutes in the car and over the Welsh border gets you into Chepstow where the choices expand again and are joined by a majestic castle to explore, a mainline train station and easy access to the UK's motorway network via the M48 and to Gloucester via the A48.

Beachley is also well-positioned to enjoy exploring one of the most incredible landscapes of the UK, with the Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean within a short drive and the Offa's Dyke National Trail ending literally next to the bungalow's estate.

Approximate Gross Internal Area
 Main House = 155 Sq M/1659 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Outbuilding = 3 Sq M/32 Sq Ft
 Total = 173 Sq M/1862 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 this inviting family home and it instantly welcomes you with a layout that is spacious, light and versatile, wrapped in modern and tasteful interiors.

Wander into the well-equipped kitchen first and it happily rewards your visit with a dual aspect view as well as direct access to the pretty front garden patio.

It's a kitchen that will make the cook very happy, with an abundance of preparation worktops, masses of storage, and all the appliances expected from a well-designed space. As with the rest of this much-loved family home, the sizeable kitchen can be a versatile space too with a small redesign in order to add a compact bistro table or breakfast bar if required.

The house has a formal dining room to accommodate memorable dinner parties and family meals, and it's a gem of a space as a hub for socialising. Currently set to welcome six people it is easily large enough for that to double with an extending table, and with a wall of glass the absorbing rural view is a welcome guest at every meal.

Central French doors lead directly out onto the garden patio so after enjoying a wonderful meal together it's an effortless journey to wander out into the sunshine or relax on a patio chair under a canopy of stars.

STEP OUTSIDE



Step outside into the pretty yet low maintenance garden and it envelopes you with incredible views that stretch to the horizon across a beautiful and undulating landscape towards the River Wye. The rear garden is surrounded by fencing, it's the perfect outside area for children and dogs to enjoy playing. It has been designed with great care to produce an outside space that's ideal for alfresco dining, summer BBQs and holding social gatherings too

The main patio hugs the house and is accessed from the conservatory and dining room, and from its elevated position the views are maximised. At the end of the garden a second social area offers a deck splashed with evening sunshine to enjoy, making the most of the last of the day's rays.

The front garden has also been put to practical use because as well as offering a pretty seating area, it can boast the addition of two sheds, a sizeable garage, and ample parking on the drive.

INFORMATION

Postcode: NPI 6 7HF

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Private

EPC: D





DIRECTIONS

From Chepstow take the by-pass road (A48) past Tesco superstore and take the next turning on your right (signposted Sedbury & Beachley). Proceed to a mini roundabout and turn left. Keep on that road and upon reaching Beachley take the first road turning on the left for Loop Road. Inner Loop Road is then the first turning on the left where the property is at the end of the road, directly in front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	80
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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