



MATHERN

Guide price **£535,000**



MILLFIELD

Mathern, Chepstow, Monmouthshire NP16 6JD



Detached dormer bungalow
No upper chain
Private location

This 4-bedroom detached dormer bungalow, which has been cherished and enjoyed by its owners for over 20 years, is now available for sale. Tucked away in a private setting at the end of a secluded driveway, the property offers a sense of exclusivity and serenity.

With its elevated position, it boasts stunning views of the surrounding open countryside, providing a peaceful retreat for its new owners. Boasting far-reaching views across the picturesque open countryside, including stunning views of Mathern fishing lakes and the prestigious St Pierre Golf Club, this property occupies a highly desirable location in the heart of Mathern.

Known for its strong sense of community, the village offers a range of activities, including events at the village hall, athletic club gatherings, and local football matches. Residents can enjoy annual highlights such as the renowned fireworks display and the traditional village fete, adding to the charm and appeal of this idyllic setting.



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KEY FEATURES

- Detached dormer bungalow
- No upper chain
- Private location
- Desirable village
- Versatile living accommodation
- Garage and parking



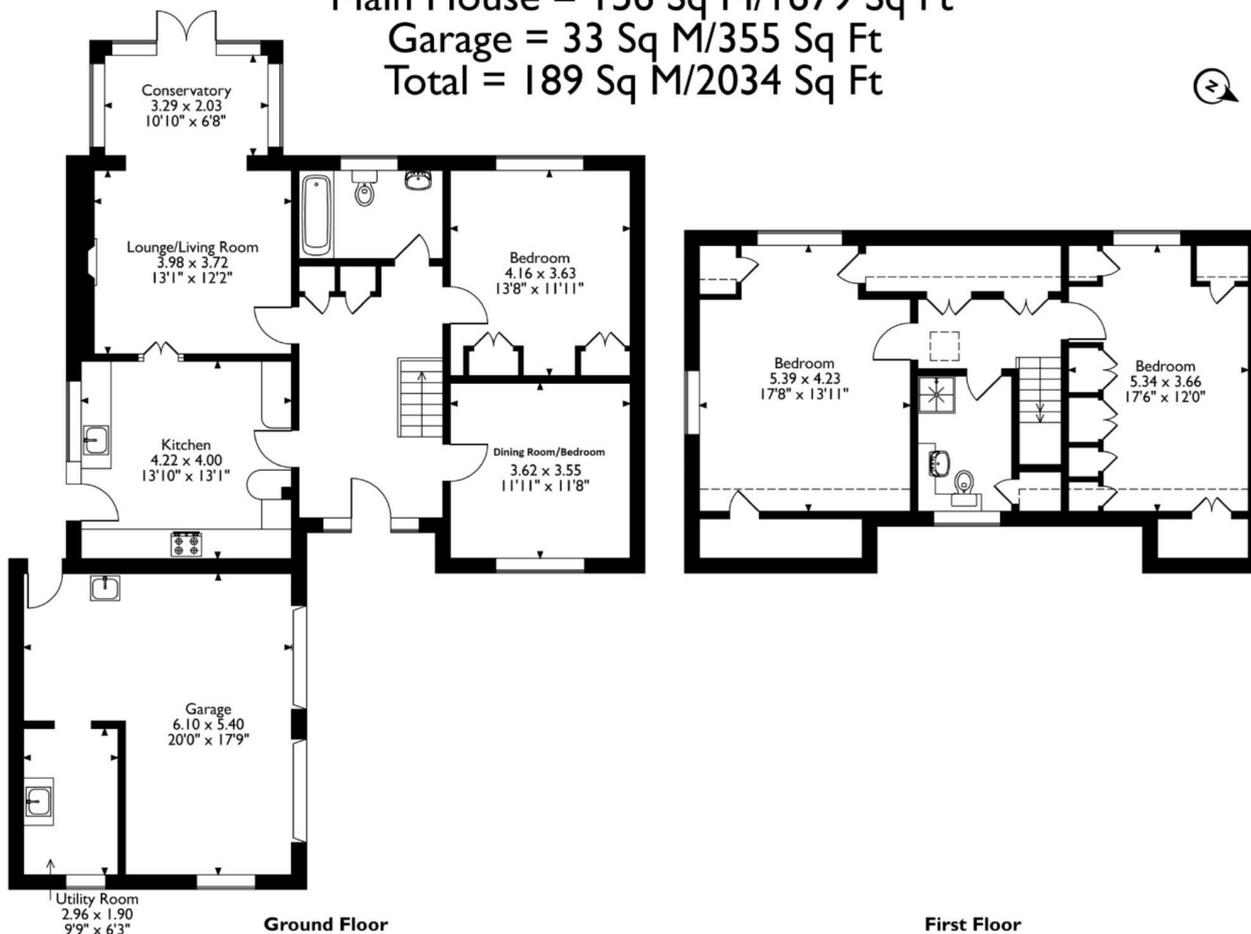
STEP INSIDE



Located near Chepstow, known as the historic gateway to Wales, this vibrant town offers a range of amenities and attractions for residents. From junior and senior schools to leisure facilities, independent shops, cafes, restaurants, and supermarkets, Chepstow provides everything needed for comfortable living. Additionally, the town boasts an M&S Foodhall, catering to diverse culinary preferences.

One of the prominent landmarks in Chepstow is the magnificent Chepstow Castle, renowned as the earliest stone-built Norman stronghold in Britain. Beyond its historical significance, the castle serves as a venue for a variety of outdoor events and live entertainment throughout the year, enriching the cultural landscape of the area. Whether exploring its rich history or enjoying contemporary entertainment, Chepstow offers a unique blend of heritage and modern living.

Approximate Gross Internal Area
 Main House = 156 Sq M/1679 Sq Ft
 Garage = 33 Sq M/355 Sq Ft
 Total = 189 Sq M/2034 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.

Inside, the large reception hall welcomes you with its spaciousness and leads you to the hardwood staircase, guiding you to the two double bedrooms and shower room on the upper floor.

However, the versatility of this property extends beyond its bedrooms, with three additional reception rooms on the ground floor. One of these rooms is currently used as a bedroom, offering flexibility in its usage.

The formal dining room, located just off the hall opposite the kitchen, provides a perfect setting for gatherings and meals.

The large, spacious kitchen is fitted with modern wooden front units and wall units, offering ample room for a table for informal dining. A handy serving hatch through to the rear lounge area adds to the convenience.

Additionally, there is a ground floor bathroom for added functionality.

STEP OUTSIDE



As you drive up the private driveway to the detached property, it becomes evident that this home is tucked away, offering a sense of privacy and space. The property boasts a delightful rear landscaped garden, complete with mature shrubs and a lush grassed area, creating a serene and inviting outdoor space.

From the garden, one can enjoy open views across the hedgerows towards the expansive countryside beyond, providing a tranquil and picturesque backdrop for relaxation and outdoor activities. Whether you're unwinding after a long day or entertaining guests, this outdoor retreat offers the perfect setting to soak up the afternoon sun and appreciate the natural beauty that surrounds the property.

The property also features an attached garage and separate utility room, providing various possibilities for utilising this space. Whether it's for storage, parking, or creating additional living areas, the options are abundant.

INFORMATION

Postcode: NPI 6 6JD

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: TBC





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. Situated up its own private drive



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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