



PWLLMEYRIC

Guide price £595,000



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# 7 ORCHARD RISE

Pwllmeyric, Chepstow, Monmouthshire NP16 6JT



4 bed detached property

Situated off Chapel Lane in a private position on Orchard Rise

Private rural location, with open countryside views

Nestled away on a quiet cul-de-sac in Chepstow's most desirable area, this handsome detached home offers a sunny garden, ample parking, and a double garage.

Inside, on the entry level, you'll find a large reception room leading to a living room/snug and a further room currently used as an office, a modern large kitchen, with opportunity for a separate dining/breakfast room and a convenient utility room, and a WC. Upstairs boasts a family bathroom and four generously sized double bedrooms, including a principal bedroom suite its own en-suite bathroom. Available with no onward chain.



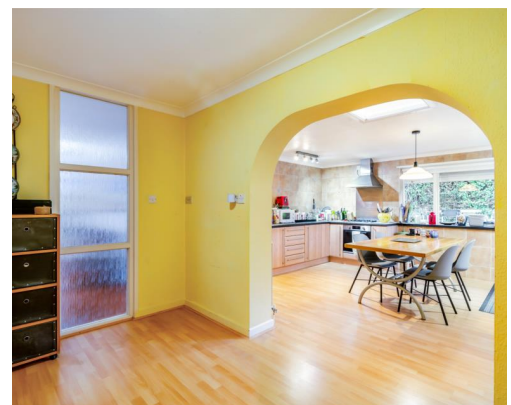


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£595,000



### KEY FEATURES

- Four bedroom detached property
- No Upper chain
- Located up a private driveway with a detached garage
- Plenty of parking for several vehicles



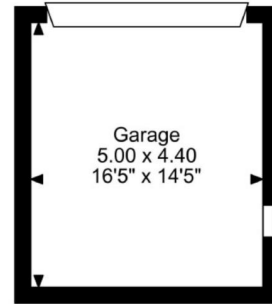


# STEP INSIDE



The generously sized front entrance hall offers a welcoming introduction to 7 Orchard Rise, with ample storage cupboards and a convenient ground-floor WC.

Stepping inside, your attention is immediately drawn to the main sitting room, a light-filled space featuring elegant cherry wood flooring and patio doors opening onto the garden. A cosy wood-burning stove set within a charming mantelpiece creates a warm and inviting ambiance. The sitting room enjoys an open vista of the main garden, highlighted by a picturesque wisteria-draped pergola the perfect spot for relaxing in the afternoon and evening sun.



This floor plan shows a 4-bedroom house with a central hallway. The bedrooms are labeled with their dimensions in feet and inches, followed by the dimensions in meters and centimeters. The Main Bedroom is the largest, located on the right side. The other three bedrooms are located on the left and top-left sides. A central hallway provides access to all bedrooms and a bathroom. The bathroom is located in the center of the house, between the Main Bedroom and the other three bedrooms. The kitchen is located on the right side, adjacent to the Main Bedroom. The living area is located on the left side, adjacent to the Main Bedroom. The overall layout is rectangular with a central hallway and a bathroom.

Room	Dimensions (ft x in)	Dimensions (m x cm)
Bedroom 4	3.01 x 2.76	9'11" x 9'1"
Bedroom 3	4.14 x 3.55	13'7" x 11'8"
Bedroom 2	4.81 x 2.71	15'9" x 8'11"
Main Bedroom	7.16 x 4.12	23'6" x 13'6"

(Maximum)

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Upstairs, 7 Orchard Rise offers four spacious double bedrooms and a family bathroom. Up a further short set of steps there is a large landing with an uninterrupted storage wall, leading to the principal bedroom, which boasts the added luxury of an ensuite bathroom.

An archway seamlessly connects the kitchen to a separate dining room, ideal for both everyday family meals and formal entertaining.



# STEP OUTSIDE



Externally, the property benefits from lovely countryside views, ample parking, and a detached garage, completing this desirable family home.

The wisteria-draped pergola is a captivating centrepiece, offering a sensory delight with its visual beauty and sweet fragrance. Positioned perfectly to capture both afternoon and evening sunlight, it creates a tranquil and enchanting space to unwind.

## INFORMATION

Postcode: NP16 6JT  
Tenure: Freehold  
Tax Band: H  
Heating: Gas  
Drainage: Mains  
EPC: C







## DIRECTIONS

From our Chepstow Office, proceed along with A48 towards Newport, turning left towards the village of Mathern. Proceed into the village of Mathern taking the first left at the cenotaph, continue up Chapel Lane, proceed pass Orchid meadow turning and take the next turning left in to Orchard Rise the property is on the right on the far corner.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	76	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.