



# CHEPSTOW

Guide price **£465,000**





# 10 HUNTFIELD ROAD

Chepstow, Monmouthshire NP16 5SA



Four bed detached property  
Short distance to primary & secondary schools  
Off road parking & garage

This 4-bed detached property in the sought-after location of The Danes offers the convenience of being walking distance to primary and secondary schools, making it ideal for families.

Recently modernised and upgraded, the property boasts a beautiful modern fitted kitchen perfect for culinary enthusiasts and gatherings alike in the separate formal dining room.

The lounge is a standout feature, with a large picture window overlooking Chepstow, infusing the room with abundant natural light and offering a spacious and inviting atmosphere that overlooks the front and driveway.

With its proximity to the M48 Severn Bridge, approximately 1.5 miles away, commuting to Bristol and London to the east, as well as Newport and Cardiff to the west, is convenient and accessible.

Additionally, being situated on the edge of the stunning Wye Valley, there's a plethora of popular countryside pursuits to enjoy, including walking, caving, canoeing, riding, and cycling, providing endless opportunities for outdoor adventures and relaxation.





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### KEY FEATURES

- Detached four bedroom property
- Off-road parking
- Modern newly fitted kitchen
- Utility room
- Short distance to local primary school & comprehensive
- Newly fitted bathroom with separate shower





# STEP INSIDE



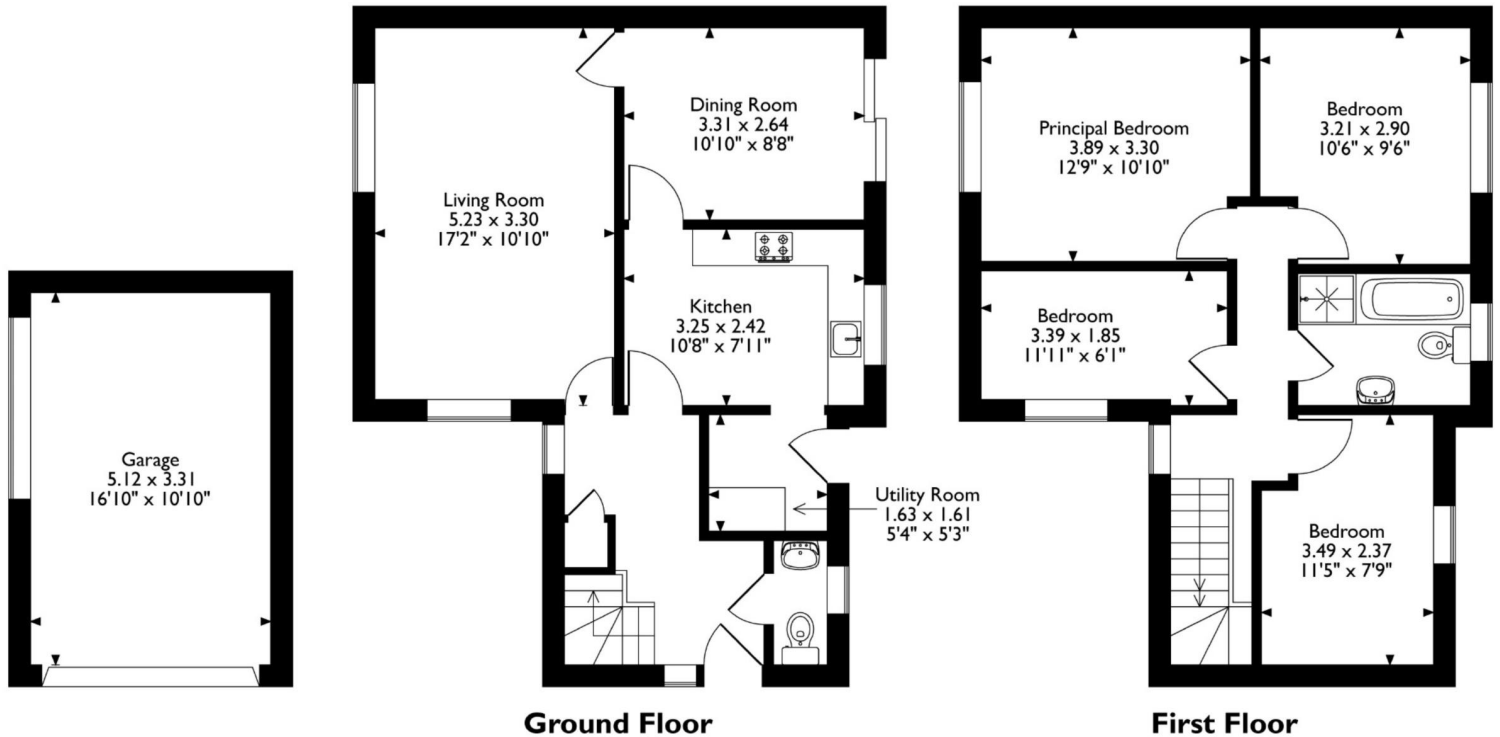
Upon entering the property, you're welcomed by an inviting hallway, with access to a modern ground floor WC for convenience.

The first door leads into the newly fitted kitchen, boasting sleek navy tone cupboards and stainless steel appliances, adding a contemporary touch to the space.

The adjacent utility room and formal dining room are valuable additions, providing practicality and access to the rear garden for seamless indoor-outdoor living.

The lounge takes centre stage, featuring a large picture window that offers stunning views overlooking The Danes, Chepstow, and beyond, creating a captivating focal point.

Approximate Gross Internal Area  
 Main House = 96 Sq M/1026 Sq Ft  
 Garage = 17 Sq M/182 Sq Ft  
 Total = 113 Sq M/1208 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.

Ascending to the first floor, you'll find three spacious double rooms decorated beautifully and a single room currently utilised as a study but easily revert to the fourth bedroom if needed, offering versatility to meet various lifestyle needs.

The newly finished bathroom with a separate shower exudes elegance with fabulous slate tiles, carefully selected by the owner to complement the space with warm orange tones, adding a touch of sophistication to your daily routine.



# STEP OUTSIDE



The location of 4 Huntfield Road is truly spectacular, perched above the road with a commanding view over The Danes and extending to the Bristol Channel and beyond. Offering a daily reminder of the vast beauty that surrounds the property. With the Wye Valley just a short drive away, you have the best of both worlds – the tranquil allure of forest walks and scenic landscapes, perfect for exploring and connecting with nature whenever you desire. It sounds like an idyllic setting for anyone seeking both tranquility and adventure.

The rear garden adorned with mature shrubs and trees that create a natural oasis right at your doorstep. It's wonderful to have such greenery enveloping the space, providing both privacy and a picturesque backdrop for relaxation and leisurely moments outdoors. Having parking to the front for vehicles, along with an integral garage, adds convenience and practicality to your property. It ensures that you and your guests have ample space to park vehicles securely, while the integral garage provides additional storage or shelter for your car.

#### AGENTS NOTE:

The property has owned solar panels.

## INFORMATION

Postcode: NP16 5SA

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B







## 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	84

England & Wales EU Directive 2002/91/EC

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