



EARLSWOOD

Guide price **£1,000,000**



ASH GROVE

Earlswood, Chepstow, Monmouthshire NP16 6AS



Detached country home with rural views
Indoor heated pool
Approx 6 acres of land with paddock

Nestled amidst picturesque countryside and undulating Monmouthshire landscape, this impeccably presented detached home offers stunning panoramic views and is set within approximately 6 acres of land. The property features a double detached garage with additional room above, as well as the added luxury of an indoor swimming pool.

Sitting high from the road overlooking valleys and hills towards Kilgwrwg and beyond. Ash Grove boasts paddocks, pristine lawns, mature trees and shrubs and the space to grow your very own produce. Located just a few miles from the front door is the popular village of Shirenewton, just named as one of the poshest in the UK by The Telegraph, which can offer a popular pub, church and village hall and recreation fields.

It is also very well-placed to easily access the local main road to travel to Monmouth, Newport, Cardiff, Chepstow and Bristol for work and schools, shopping and socialising, and accessing the UK's rail network. This beautifully presented home offers a multitude of possibilities, making it suitable for various lifestyles. Whether as a spacious family residence or with the potential to adapt the room above the garage into an annexe or home office (subject to planning permission), the property provides flexibility to suit your needs.



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KEY FEATURES

- Detached unique stand-alone property
- Immaculately presented country home
- Approx 6 acres of land including paddocks
- Indoor heated swimming pool
- Detached double garage with accommodation
- Spectacular views of open countryside



STEP INSIDE



Moreover, the property can easily transform into an entertainment hub, with ample outdoor space to host gatherings for family and friends. The indoor heated swimming pool adds an extra touch of luxury, enticing visitors for refreshing morning swims or relaxing evening dips under the night sky.

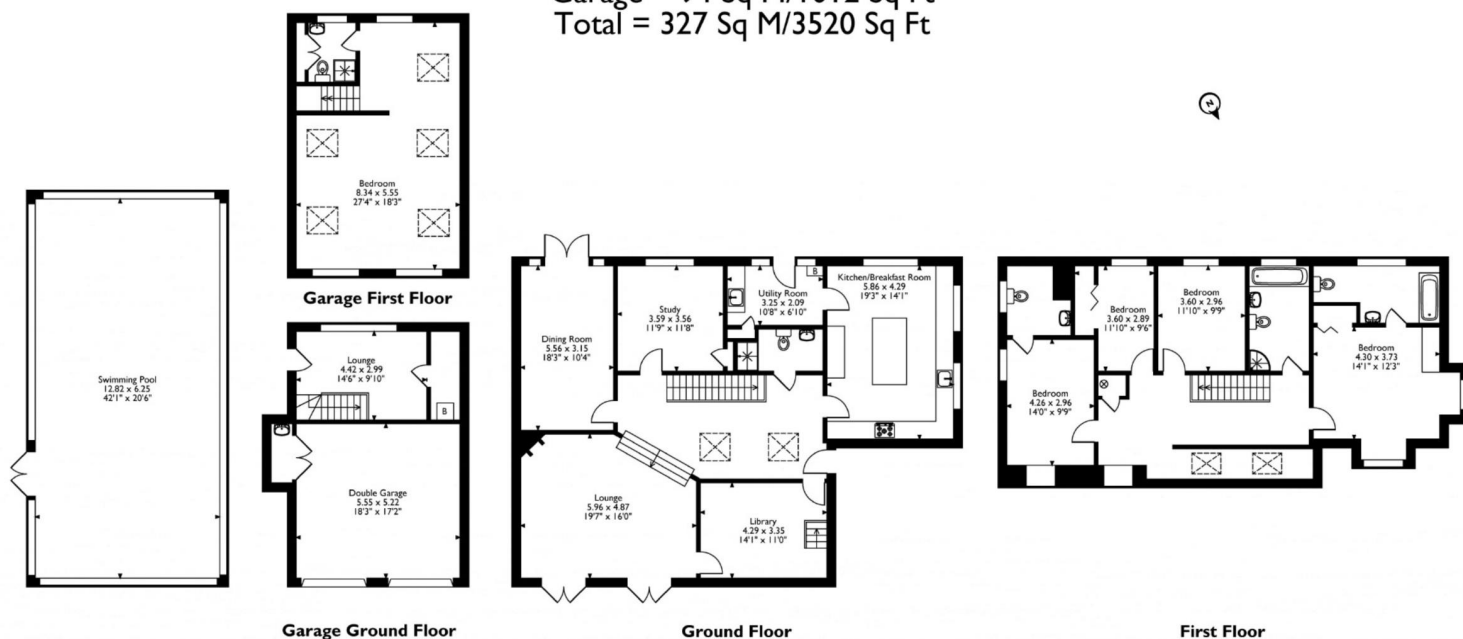
All the rooms inside this immaculate house offer neutral and natural decor and fixtures and fittings that are tasteful and timeless. The much-loved home is elegant and yet comfortable and inviting; all a new owner has to do is turn up, unpack and enjoy.

Step inside the much-loved home and it instantly welcomes you with a warm ambience through the impressive, double-height hall. The light that cascades down from the first floor galleried landing space combined with the neutral, modern decor effortlessly illustrates that you are about to tour a very special home.

Tempting though it is to relax in the armchair placed at the heart of the soaring ceiling space in the hall, there is much to see and delight so resist and explore the first of four reception spaces. The lounge is a social hub of this immaculately presented home and a space for all seasons. The room easily invites you in to relax in a cosy and comfortable space nestled next to the charming log burner whilst French doors seamlessly connect the room to the substantial garden terrace.

The adjacent dining room can boast an effortless way to wander outside too, via its wall of glass at one end that includes a set of doors at the centre. Whenever visitors to the table enjoy a feast and make memories that last a lifetime they are joined by a wall of living art as the perfectly framed garden view changes through the seasons and showcases the wild Welsh weather.

Approximate Gross Internal Area
 Main House = 233 Sq M/2508 Sq Ft
 Garage = 94 Sq M/1012 Sq Ft
 Total = 327 Sq M/3520 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.

Next to the dining room is a cosy snug the perfect place to get some work done or quietly read a book or find some peace away from the larger, louder, social spaces. Across the fabulous hall you'll find the library, a very versatile space that although currently adorned with books could easily morph into a children's playroom, teenager den, home cinema, a second study or ground floor bedroom.

At the front of the property the heart of the home, the kitchen breakfast room. It's a wonderfully light room, boasting three picture windows that fully embrace the beauty of the garden as part of the nature based style of the space that includes a natural slate floor, quality wooden units and a quartz worktop.

The ground floor also offers a handy utility room and cloakroom before the bespoke stairs that are a beautiful addition to the space beckon you to ascend. The climb is rewarded by a breathtaking view of the hall and soaring ceiling from a wonderful galleried landing.

From this special spot in the stunning home, there is access to the family bathroom, four double bedrooms, all of which are a sanctuary for enjoying restful sleep accompanied by an enchanting rural view at each window.

Two bedrooms can boast an ensuite, including the principal which can also impress with a dual aspect of the landscape and oodles of space for storage including a built-in cupboard.

As with every comfortable and inviting room inside this much-loved and cared for home, the decor is neutral and natural, the fixtures and fittings tasteful and timeless; all a lucky new owner has to do is arrive at this most enchanting of locations and unpack to instantly start enjoying living here.

STEP OUTSIDE



Step outside into the peaceful and private garden that offers idyllic tranquillity wrapped in breathtaking, panoramic views across the stunning landscape to the horizon in all directions. There is an abundance of choices of places to sit, relax and feel immersed in nature.

Moving on, this amazing property can boast a generous swimming pool within the grounds and rain will definitely not stop play because it is found within a glass house.

With paddocks to the side of the property the house can become a home for horses too if required. There's potential at the property too, with the detached double garage offering the chance to convert the first floor into an inviting two-bed annexe to provide onsite multi-generational living or guest accommodation.

INFORMATION

Postcode: NP16 6AS

Tenure: Freehold

Tax Band: I

Heating: Oil

Drainage:

EPC: D





DIRECTIONS

On leaving Shirenewton Village on the Earlswood road towards usk. Approximately 3 miles and the property is situated on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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