



# CHEPSTOW

Guide price **£450,000**





# 18 FAIR VIEW

Chepstow, Monmouthshire NP16 5BX



Four bedroom detached property  
Private drive and garage  
No upper chain

This four-bedroom detached property is situated in the desirable location of Fairview High Beech. It has not been for sale since 1971, when the current owner purchased it as their family home. The property has been lovingly updated over the years, boasting a beautifully tended garden with a variety of shrubs and mature bushes that ensure privacy.

Additionally, an attached garage provides extra storage space, with a room above it that presents a fantastic opportunity for conversion, subject to the necessary consents. Ideally located for those wishing to commute to Bristol, Newport, or Cardiff, and is within one mile of Chepstow Town Centre, which offers a range of shops, restaurants, leisure facilities, pubs, schools, and excellent road, rail, and bus links.

The property is a short drive from the beautiful and renowned Wye Valley and Offa's Dyke Path, which runs along the Welsh and English border and offers a wealth of outdoor pursuits including walking, climbing, cycling, and riding. Nearby historical sites such as Chepstow and Caldicot Castles, and the Cistercian Abbey at Tintern, also provide cultural interest and occasional seasonal open-air entertainment.





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### KEY FEATURES

- Detached four bedroom property
- Easy access to Chepstow town centre
- Potential to extend
- Garage and private driveway
- No upper chain
- Easy access to main roads and motorway links





# STEP INSIDE



Upon entering the property, you're welcomed by a spacious hallway with stairs leading to the first floor. Conveniently located to the right is a ground-floor WC. The lounge, positioned at the front, boasts dual aspects, flooding the space with natural light from the large windows.

A feature fireplace adds warmth and character to the room. Double glass doors open into the rear formal dining room, offering views of the private rear garden.

The kitchen, accessible from both the hall and dining room, is equipped with modern lime-washed wall and base units, providing plenty of storage space. It also offers enough room for a small breakfast table, perfect for casual dining.

A practical utility room with rear access to the garden adds to the convenience of the space.



Approximate Gross Internal Area  
Main House = 148 Sq M/1593 Sq Ft  
Garage = 27 Sq M/291 Sq Ft  
Total = 175 Sq M/1884 Sq Ft



**Ground Floor**

**First Floor**

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 four generously sized bedrooms, providing ample accommodation for a growing family or guests.

One of the bedrooms offers access to a sizable room located directly above the garage, which presents exciting possibilities for additional storage or conversion, subject to necessary permissions.



# STEP OUTSIDE



The property boasts a beautifully tended garden, featuring a variety of shrubs and mature bushes that ensure privacy.

The perfect spot to escape the hustle and bustle of daily life and reconnect with nature. Whether it's enjoying a good book, hosting gatherings with friends and family, or just soaking up some sun, having such a thoughtfully designed garden can truly enhance the overall living experience.

An attached garage offers additional storage space, with a room above it that presents a fantastic opportunity for conversion, subject to the necessary consent

## INFORMATION

Postcode: NPI 6 5BX

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: TBC







## DIRECTIONS

Proceed through the town arch and carry-on up Moor Street from our offices. At the top of the road take the right turn on to the A48 and carry on until you reach High Beech Roundabout. Take the first exit left from the roundabout into Fair View and follow the road and the property is situated on the left-hand side.





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