



4 Badgers Meadow  
Pwllmeryic | Chepstow | Monmouthshire | NP16 6UE

FINE & COUNTRY







# Step inside

Guide price £725,000

Tucked away on a peaceful and leafy residential cul-de-sac, this handsome four-bed detached home is located in one of Chepstow's most desirable areas - Badgers Meadow.

The exclusive estate of spacious executive homes is found on the edge of this popular market town and yet completely surrounded by a stunning country landscape that makes it feel like a rural retreat.

Outside, the house can boast off-road parking, a sunny wraparound garden with patio and mature planting, and a double garage that could potentially be converted into even more accommodation if planning allows.

Inside, the house has been a much-loved family home, with its perfect layout of rooms and spaces flowing effortlessly and filled with light and potential for a new owner to create their one style across three reception rooms, four bedrooms, utility room, cloakroom and family bathroom. There is a modern kitchen and the principal bedroom can boast a renovated en-suite with a huge walk-in shower.

Located close to the A48 makes the house a perfect commuter home too, with easy access onto the M48 and M4 leading directly to destinations including Bristol, Newport and Cardiff. Chepstow has a mainline railway station to access the whole of the UK by train, as well as a myriad of shops, pubs, cafes and restaurants to easily entice you from the house for memorable days of retail therapy and social gatherings. The town can offer a choice of everyday amenities and facilities too, as well as sports, leisure and social clubs and a choice of schools.

Exploring the stunning scenery and the exhilarating range of outdoor activities the Wye Valley Area of Outstanding Natural Beauty offers is within easy drive, bike, ride or hike, and why not end the perfect outdoor adventure with a cool drink in the private garden of this handsome house which will effortlessly and instantly become your happy home.

The property is being sold with no onward chain.

Step inside this handsome home and it greets you with cascading light, well-designed spaces and a soft, neutral decor that provides a blank canvas that can easily be transformed to satisfy a new owner's personal style.

Wander through the first door on the right to discover a spacious reception room that boasts a charming box-bay window that beautifully frames the front garden and leafy cul-de-sac.

It is a perfect place to create a reading nook bathed in sunlight while the remainder of the room lends itself to a formal dining offering an inviting yet intimate space to host fabulous dinner parties and memorable family meals.

Across the hall a study is tucked away at the front of the house and offers a peaceful space to produce your best work or enjoy some quiet time away from the busier social spaces.

Past a handy cloakroom to then find the impressive lounge that is a substantial space that has a comfortable and relaxing atmosphere. It's the perfect socialising space, easily accommodating multiple sofas and armchairs nestled around the central fireplace to facilitate social gatherings to chat and watch television and then effortlessly spill out onto the sun-drenched garden patio via the set of large sliding doors.



Adjacent to the lounge is the well-equipped contemporary cream kitchen, with a duo of views looking out over the garden. With oodles of storage and preparation space it's a space to delight the cook and invite company too with the inclusion of an integrated breakfast bar.

From the kitchen a door in the corner leads to a utility room that has a door to the garden making the transition of wet clothes from washing machine to washing line an easy one as well as a place to accommodate muddy boots and winter coats.

There's a door in the corner leading to the substantial double garage that offers an abundance of space for storage but also potential. If planning allows it could become a massive kitchen diner with a bank of bifold doors to the garden or a space to create an annexe to facilitate multi-generational living.

Up to the first floor and the easy flow of the house continues with access to the four double bedrooms and family bathroom coming off the central landing. Accessed from the landing is a good sized attic which has a loft ladder, lighting and is part boarded.

The principal bedroom is found at the front of the house and is a restful space offering built-in storage so everything has its place and no clutter can disrupt the visual flow. The en-suite shower room has been renovated to create a contemporary, stylish space that is instantly invigorating and refreshing, offering a massive walk-in shower to easily wash away any early morning sleepiness.

Of the remaining three bedrooms within this perfect family home, two can boast built-in storage and all can offer a similar space so no member of the family has to be the one who gets the small 'box' bedroom. The family bathroom is the final space to find and can entice you in with the promise of a bubble bath at the end of a busy day surrounded by peaceful decor and a relaxing ambience.











# Step outside

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Step outside to discover a sun-drenched garden that wraps itself around this special home, hugging it with mature foliage and lush lawns on three sides illustrating the benefit of occupying a corner plot.

At the front, just past the charming old style street lamp, the central garden path invites you to meander to the front door but before you do there's plenty to explore outside. Next to the path is a patio area that is the perfect place for a chair to sit and enjoy the morning sun and the relaxing ambience that drifts through this peaceful cul-de-sac of executive dream homes.

There's a wide driveway that can offer a home for two cars and a double garage to accommodate them or be used as storage. With planning permission the garage could even be converted to create more accommodation such as a massive kitchen diner or an annexe to facilitate multi-generational living.

Around to the rear garden via a side gate, that can also be directly accessed via sliding doors from the lounge or a door in the utility room.

This sunny outdoor space is a private oasis of tranquillity. Surrounded by views of treetops and the occasional roofline, it's an enticing lawned area flanked by mature shrubbery that can happily host a family football match, playing with the dog or entertaining friends and extended family with a summer BBQ and alfresco dining on the patio any time of the day or night.

Fully enclosed it's the ideal outside area for a family or for owners who like to entertain long into the evening as the light fades and the night sky sprinkled with stars comes out to create the most atmospheric of backdrops to the social gathering.

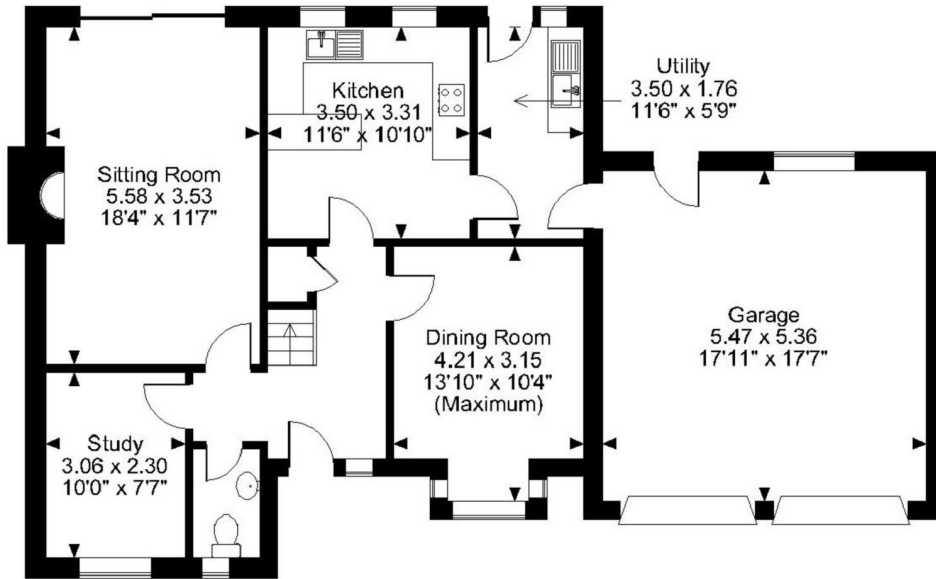
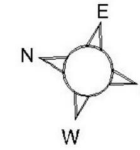
## DIRECTIONS

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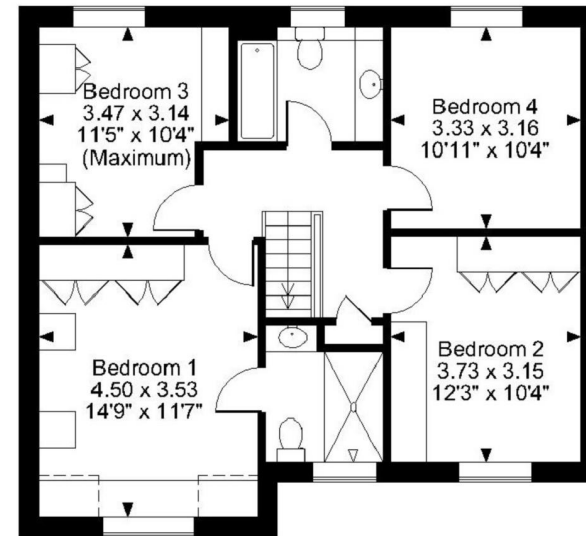




**Approximate Gross Internal Area**  
**Main House = 1465 Sq Ft/136 Sq M**  
**Garage = 316 Sq Ft/29 Sq M**  
**Total = 1781 Sq Ft/165 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

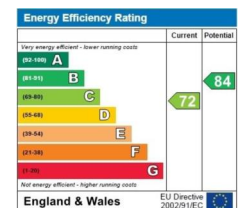
□ □ □ □ Denotes restricted head height

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Postcode: NP16 6UE | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire Council | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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