



ST BRIDES NETHERWENT

Guide price **£1,500,000**



WOODSDALE

St. Brides, Netherwent, Caldicot, Monmouthshire NP26 3AS



Gardens and grounds in excess of three acres
 Parking for multiple cars and detached garage
 Separate detached dwelling

Woodsdale is ideally situated between the beautiful villages of Caerwent and Penhow. Within the Roman village of Caerwent, you'll find a range of amenities including a farm shop and post office, a church, a public house, and a garage. The village hall, playing field, and community centre host a variety of social and sports activities, fostering a strong sense of community.

Penhow, being the closer village, is a sought-after area, popular with commuters, families, and those seeking a countryside lifestyle, thanks to the nearby Wentwood Forest, which is just a short drive away. The village itself offers convenient amenities, including a shop and café, and several well-regarded restaurants, one of which is just a short walk from Woodsdale.

Penhow boasts excellent road links, providing easy access to the facilities of Chepstow and Newport, as well as the M4 for commuting to Bristol or Cardiff. For sports enthusiasts, The Celtic Manor Resort is a short distance away, offering a comprehensive range of leisure facilities and a championship golf course.

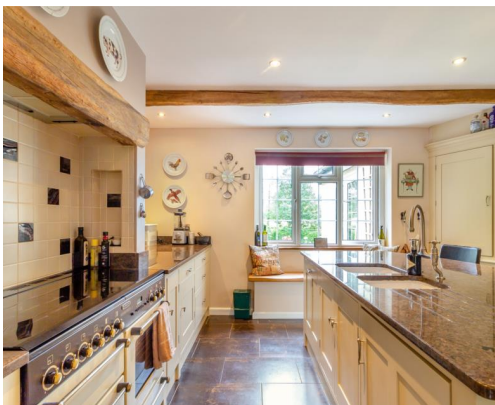


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KEY FEATURES

- Substantial detached property
- Five double bedrooms
- Spacious reception rooms with garden & countryside views
- Superb garden room
- Menage with stable block
- Ideally located for commuting



STEP INSIDE



The property welcomes you through the main entrance from the driveway, leading to a generously sized reception porch. This inviting space sets the tone for the rest of the home, featuring an internal door that opens into the reception hall. The reception hall serves as the gateway to the ground floor accommodation, unveiling an impressive, spacious L-shaped hallway.

This hallway is elegantly overlooked by a first-floor galleried landing, creating a sense of openness. The landing is accessed via a beautifully turned staircase, which stands as a striking focal point in the hallway. The property is enhanced by a convenient ground floor shower room, equipped with a three-piece suite. This suite includes an oversized shower enclosure fitted with a rain shower. The sitting room serves as a front-facing reception room with a garden aspect, it is beautifully presented as a second reception area. It features French doors that open onto a decked area.

The main reception room is a generously sized living area, thoughtfully designed to accommodate both lounging and dining spaces. A feature fireplace with a wooden mantle adds a touch of warmth. The room is further enhanced by beautiful wooden flooring, which complements the overall aesthetic.

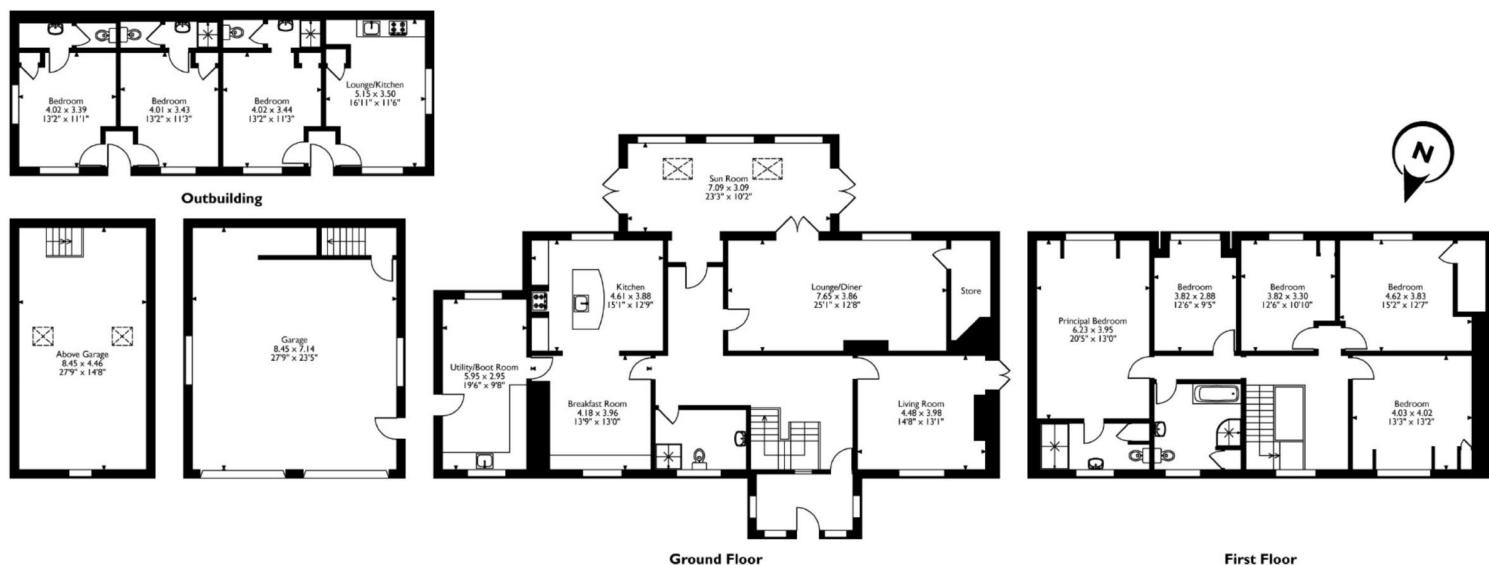
Rear-facing windows offer delightful views of the garden and the picturesque countryside beyond. French doors provide seamless access to the garden room, inviting the outdoors in and creating an ideal spot for relaxation. Additionally, a door leads to a small inner room.

The garden room is a stunning addition to the property and has an arched entrance. It is strategically located at the rear to offer a breathtaking vantage point of the garden and the serene views beyond. This space is bathed in natural light, thanks to the three rear-facing windows and two large Velux windows overhead. Dual French doors open to the outdoors, seamlessly connecting the garden room with the surrounding nature. Inside, deep window sills provide the perfect spot for seating, allowing you to relax and enjoy the scenery in comfort.

The kitchen, considered the heart of the home, is beautifully fitted by Quails, exuding both style and functionality. It features a central island and bespoke cabinetry that offer extensive storage solutions and are topped with elegant granite work surfaces. This space is designed not only for cooking but also for gathering, with ample room for a breakfast table to accommodate informal dining.

Large windows frame picturesque garden views and a superb addition to this inviting space is the wood-burning stove, which enhances the cosy atmosphere.

Approximate Gross Internal Area
 Main House = 303 Sq M/3261 Sq Ft
 Garage/Outbuilding = 171 Sq M/1841 Sq Ft
 Total = 474 Sq M/5102 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.

The kitchen's charm is further amplified by beamed ceilings with inset lighting. Integrated appliances, including a dishwasher, a full-sized freezer, and a fridge, provide modern convenience, while an additional small fridge ensures extra storage. The kitchen also features a range that will remain in situ. A stable door leads from the kitchen to a well-proportioned utility and boot room, offering practicality.

This space is thoughtfully fitted with ample storage and utility plumbing and a Villeroy & Boch sink, ensuring it meets many functional needs.

From the utility room, there is convenient access to the side elevation of the property, enhancing the ease of moving between indoor and outdoor spaces. This room not only serves as a practical area for laundry and storage but also provides a seamless transition between the kitchen and the outdoors, making it an essential part of the home's layout.

Ascending to the first floor, the beautiful galleried landing serves as an additional gateway to the first-floor rooms. Feature archways and latched doors complement the landing.

The principal bedroom, a rear-facing sanctuary, spans the entire width of the property along with its ensuite. A rear-facing window perfectly frames the garden and countryside views beyond, creating a tranquil retreat. The ensuite to this bedroom includes an oversized shower enclosure with a luxurious rain shower.

Bedroom two, a superb double guest bedroom, is located on the other side of the landing. This room also enjoys a rear-facing garden aspect and features a large walk-in wardrobe, offering ample storage space. The remainder of the landing leads to three additional bedrooms, all generously sized to accommodate double beds.

Each of these rooms boasts wonderful garden views. The family bathroom is a well-proportioned space, re-fitted with a four-piece suite. It includes an oval bath and a separate shower cubicle, catering to all bathing preferences. A circular sink sits beautifully within a feature enclosure, adding a touch of sophistication, while the fully tiled walls and floors complete the room.

Country Lodge:

Adjacent to the property is a charming and versatile separate dwelling fondly named "Country Lodge." This detached abode presents an excellent opportunity for lateral living, offering flexible accommodation that can be tailored to various needs. Whether you're considering it for multi-generational living or as a lucrative holiday let, "Country Lodge" holds immense potential with some minor reconfiguration.

The property benefits from dual access, enhancing its convenience and accessibility. Inside, "Country Lodge" boasts four well-proportioned rooms. The right-hand side of the dwelling has been thoughtfully converted into a small, self-contained unit.

STEP OUTSIDE



The property greets you with a gated entrance leading to a private driveway. Nestled within over three acres of land, it boasts formal gardens and extensive grounds that seamlessly blend with the surrounding fields and countryside views. The left-hand boundary is naturally demarcated by an established woodland area. In 2009, an all-weather menage was constructed, though it is currently grassed over this feature can be easily restored. Complementing this area is a stable block with a tack room, along with the paddock and woodland, collectively spanning to approximately 1.25 acres.

The grounds surrounding the property are further enriched with a variety of fruit trees, as well as a vegetable plot with a greenhouse and herb garden, not forgetting a beautiful wisteria. For outdoor entertaining, there's a shaded BBQ area, and the property and gardens are illuminated by external lighting. A babbling stream flows along the lower boundary, complete with a sluice, bridge, and a charming duck house.

The property also features a separate access through a gated lower entrance, offering additional off-road parking that leads to a disused garage, this garage has been repurposed into a substantial wood store. The main driveway provides ample off-road parking for multiple vehicles, and leads to a double garage. This garage has twin electric doors, side pedestrian door, and windows for natural light, along with electric light, power, and water. Above the garage is a substantial room that presents a range of opportunities for future use.

INFORMATION

Postcode: NP26 3AS

Tenure: Freehold

Tax Band: I

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent for just over 2 miles at the next roundabout take the second exit, continuing along the A48 and proceed for approx 5 miles turning left opposite the Rock & Fountain. Is the first 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		78
(55-68)	D	56	
(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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