



SHIRENEWTON

Guide price **£570,000**



8 ORCHARD RISE

Chepstow, Monmouthshire NP16 6AY



Detached dormer bungalow
Open countryside views
Desirable village location

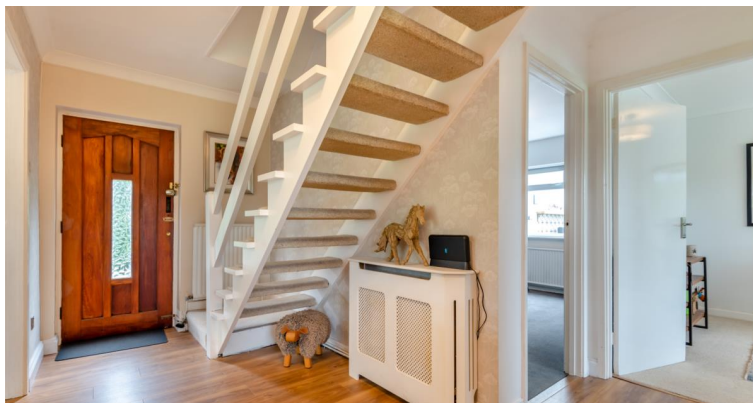
This recently modernised home is a versatile property featuring stunning open countryside views and ample parking. Nestled in the highly sought-after village of Shirenewton, it provides a beautiful private entertaining area and is situated on a select no-through road.

Shirenewton Village is a charming community located on the edge of the picturesque Wye Valley, an Area of Outstanding Natural Beauty. Residents can enjoy the welcoming village pub, a thriving primary school, and a vibrant village community with play fields. The surrounding area offers an abundance of country lanes, open farmland, and bridle paths, perfect for outdoor enthusiasts.

Convenient school bus services are available for students attending prestigious schools in Monmouth and Chepstow. Additionally, the M48 motorway, just 5 miles away, ensures easy commuting access to Bristol, Bath, London, and Cardiff.



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KEY FEATURES

- Detached 4 bed dormer bungalow
- Modern recently fitted kitchen
- Large garden
- Countryside views
- Plenty of parking and garage
- Sought after location



STEP INSIDE



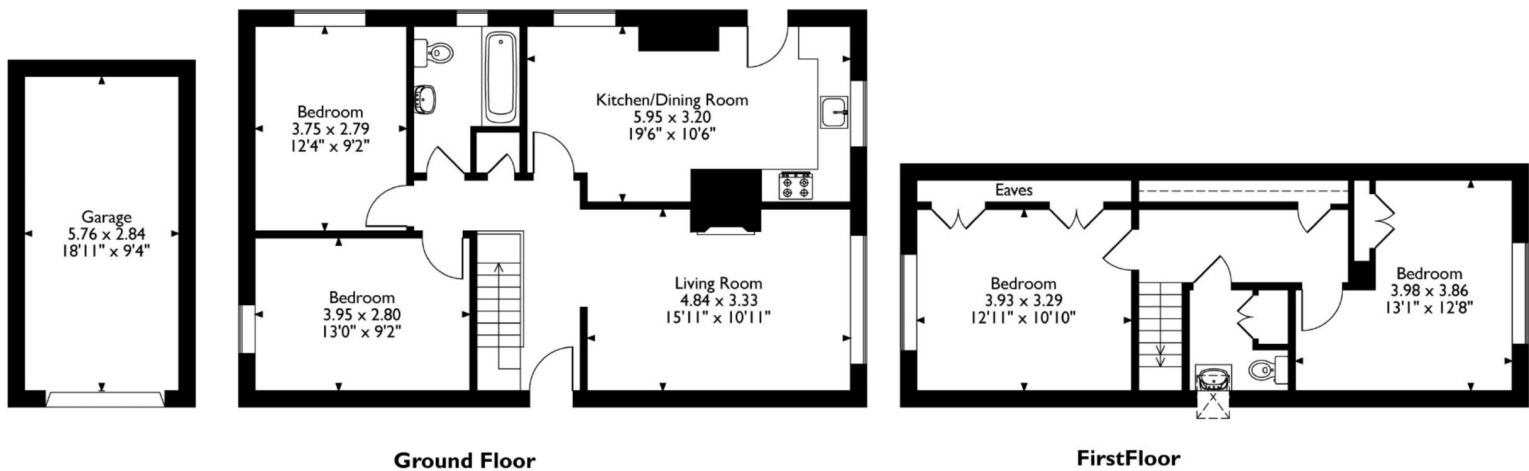
Step inside to discover a beautifully updated property. The open-plan living lounge is flooded with natural morning light and offers picturesque views of the front garden through its expansive windows.

The modern decoration with feature panelling and a cosy log burner creates a welcoming atmosphere.

The country-style kitchen boasts a spacious breakfast area, and a built-in kitchen dresser to complement the green kitchen cupboards and wall unit, with wooden worktops, top-of-the-line appliances, and a stainless-steel range cooker.

With its dual windows offering stunning views of the garden and open countryside, this is a perfect space for both relaxation and entertaining.

Approximate Gross Internal Area
 Main House = 111 Sq M/1195 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 127 Sq M/1367 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.

Additionally, there are two versatile rooms off the hallway, ideal for use as extra bedrooms with a convenient ground-floor fully fitted modern bathroom nearby or a second sitting room and study area.

Upon reaching the first floor, you'll find two spacious double bedrooms with ample built-in storage in the eaves space, offering convenient access to the W.C on this level.

STEP OUTSIDE



Step out of the kitchen door and enjoy the luxurious, recently laid slate patio area. With its raised beds, built-in BBQ space, and dedicated areas for your patio furniture, this is the perfect spot to entertain or unwind.

This area offers options to sit and enjoy the open countryside views as you bask in the evening sun. The garden is very sizable, featuring a large grassed area that any young family would welcome. Additionally, there are newly established parking areas and a garage for convenience.

AGENTS NOTE: There is granted planning permission for 'Dormer conversion with rear ground and first floor extension'. Planning ref: DM/2024/00643

INFORMATION

Postcode: NPI 6 6AY

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

From Chepstow take the A48 road, passing the Marriott St Pierre Golf & Country Club on the left-hand side. Proceed to the top of the hill (Parkwall roundabout) and carry on the A48 (ignoring the turning left for Caldicot). Proceed on to Crick village passing under the bridge and take the right turn signposted Shirenewton. Continue along this Crick Road until you reach the village of Shirenewton. Take the first turning right, and then right again then take the next left follow the road and bends to the left and the property is on the right at the end of a no-through road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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