



DEVAUDEN

Guide price **£595,000**



FOREST EDGE

Devauden, Chepstow, Monmouthshire NP16 6NX



Detached 4-bedroom property
Sought after village location
Large landscaped garden

This very well-presented, four-bedroom detached property is set in an exceptionally larger-than-average garden, providing a private retreat ideal for any keen gardener.

Situated in the desirable location of Devauden, Forest Edge affords spectacular far-reaching views and is easily accessible to main motorway links including the M4, M48, and M5. The nearby towns of Caldicot and Chepstow offer a full range of amenities and stores, including Aldi, M&S, and Tesco, as well as excellent public and private secondary schools and mainline railway stations. This area of Monmouthshire is famed for its access to outdoor pursuits and areas of outstanding natural beauty.

Devauden Village boasts of nearby amenities include the Hood Memorial Hall, which hosts various events throughout the year, as well as a village shop. Additionally, the nearby village of Shirenewton offers the Carpenters Arms village pub and good primary schooling.



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KEY FEATURES

- Modern kitchen and separate utility room
- Large landscaped garden
- Centre village location
- Principal bedroom with ensuite
- Parking and garaging



STEP INSIDE

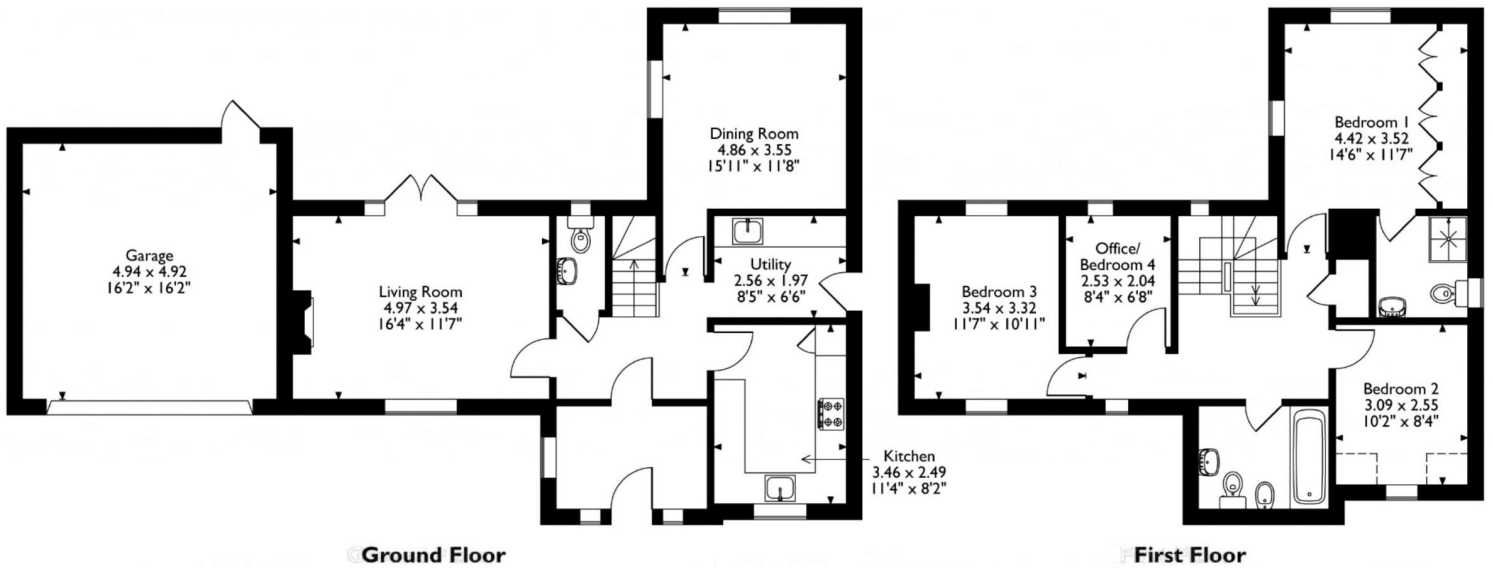


As you step into this particularly well-designed 4-bedroom detached property, crafted by a local architect, you'll first notice the thoughtfully planned layout. The design includes a separate dining room conveniently positioned near the kitchen and utility room, offering easy access to the side garden.

The lounge, featuring a charming fireplace, benefits from dual aspects of natural light flooding through large windows and French doors that open onto the rear garden and patio area, creating a seamless connection between indoor and outdoor living.

Ascending to the first floor, you are greeted by an open landing and spacious rooms. The principal bedroom, situated at the rear of the property, features an ensuite shower room and overlooks the garden, providing a serene and private retreat.

Approximate Gross Internal Area
Main House = 124 Sq M/1335 Sq Ft
Garage = 24 Sq M/258 Sq Ft
Total = 148 Sq M/1593 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.

STEP OUTSIDE



The property boasts parking for three vehicles and an attached double garage. To the side, an attractive, mature garden features shrubs, extensive flower borders, and gravelled pathways. These lead to a generously proportioned rear garden, which includes an appealing summerhouse, a lawned area, and a south-facing patio immediately to the rear of the house.

The gardens are particularly attractive and the property includes an especially noteworthy side garden, situated on a separate title.

INFORMATION

Postcode: NPI 6 6NX

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Mains

EPC: E





DIRECTIONS

Leaving Chepstow on Welsh Street (B4293) enter the Racecourse roundabout and take the second exit onto Itton Road (B4293) signposted Itton, Devauden and Trelleck. Continue on this road for approximately 4.5 miles entering Devauden. At the junction turn left, signposted Llanishen and Monmouth. The property is situated on the left-hand side of the main road to the left of the village green.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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