



TUTSHILL

Guide price **£650,000**



16 WILLOW VIEW

Tutshill, Gloucestershire NP16 7FP



Five bed detached property
NHBC warranty
Open countryside views

This expansive property, boasting approximately 2336 sq ft, exudes modern elegance. With a spacious rear garden, garage, and front parking, this property has the potential to stand out as a truly independent home.

Situated on the edge of a sought-after estate at the end of a quiet no through-road, this stunning house offers captivating views of the Wye Valley. Inside, you'll find a spacious lounge with a modern feature fireplace, a stylish kitchen with a breakfast bar, fitted appliances, and a generous dining area. The property also includes five double bedrooms, two of which have en-suite bathrooms, and a family bathroom with a separate shower. Chepstow can easily take a short drive to access sports and leisure, shopping, socialising and special strolls around the magnificent castle's grounds and, closer to home, the area of Tutshill offers schools, local shops, cafes and parks.

The home is so well-placed to offer a balance of town and country, with the A48 the main artery road through the area just a few streets away providing quick access to the wider range of facilities and amenities of Chepstow, plus the glorious landscapes of the Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean, both within easy reach.



Guide price
£650,000



KEY FEATURES

- Five bed detached executive property
- Large grassed rear garden
- Garage and private parking
- Open views across the countryside
- Fabulous kitchen and dining area
- Close to Chepstow town



STEP INSIDE



For further afield the A48 takes you to Gloucester to the east or head in the other direction for the M48 and M4 to south Wales and Bristol, or let the train take the strain and access the main UK network trainline in Chepstow.

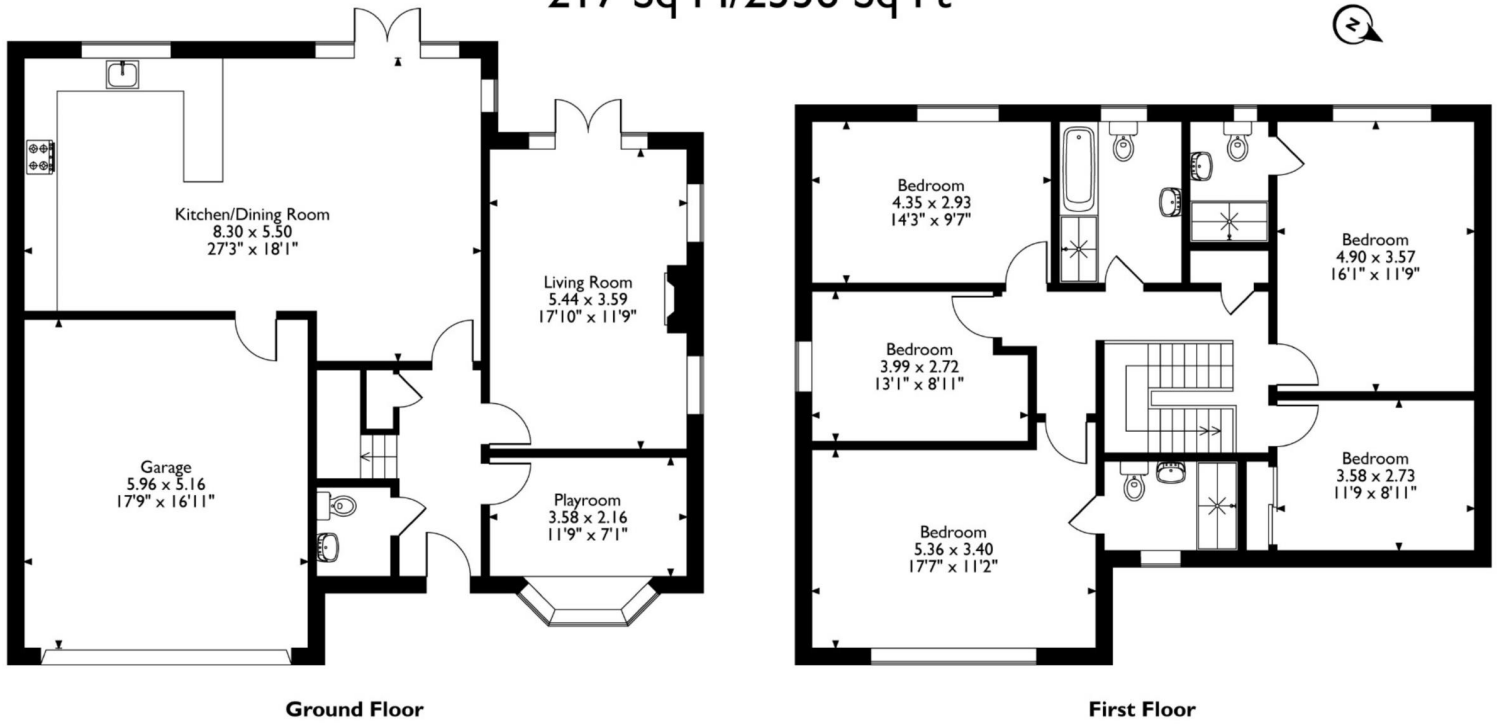
This impressive property is not to be missed. Its wonderful position overlooking open fields offers a stunning view every morning to start your day. The spacious entrance hall provides access to all the main rooms.

The wow factor of this property is the large kitchen and dining room. This great room offers plenty of space to accommodate a sofa and dining table, making it a perfect family room, while still retaining two additional reception rooms.

The lounge features a lovely recently-added fitted fireplace, adding a cosy touch to the space, along with patio doors that open onto the patio area and a sizable rear garden.

The ground floor WC is conveniently located just off the hallway.

Approximate Gross Internal Area 217 Sq M/2336 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.

Ascend to the first floor via a grand staircase to discover five spacious bedrooms. Two of the larger rooms feature en-suites, providing flexibility in choosing the principal bedroom.

The family bathroom is adorned with complementary tiles and a modern suite, including a separate shower.

STEP OUTSIDE



Explore this well-known estate featuring modern, attractive houses. Tucked away on the edge at the end of a small no through-road with just a few properties is a beautiful five-bedroom family home. It has a recently laid garden, providing a blank canvas for any budding green-fingered gardener who wants to create their own gardening oasis.

INFORMATION

Postcode: NPI 6 7FP

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From our Chepstow office proceed down the High Street onto the one-way system. Continue over the old Wye Bridge and proceed up the hill to the double mini roundabouts proceed directly straight over. Continue along this road taking the last left turn into Ash Crescent before reaching the A48. Proceed along this road turning left, when following the road round to the right and then take the left second turning left into Willow View and the property is then on the right on the corner at the far end of the no through road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.