



Blenheim House
Mounton Road | Chepstow | Monmouthshire | NP16 5BS

SELLER INSIGHT

“Blenheim House is a charming and characterful Georgian home in the centre of historic Chepstow. Inez, the present owner, explains that when she moved from suburban London she intended to rent and take time to buy a new home. However, when Blenheim House came onto the market it offered a superb lifestyle. The spacious house had the attractive features of its period, a quiet location in the town centre, and a Marks and Spencer Food Hall two hundred yards from the house, and a nearby bus stop.

She adds that when you are in the totally private and quiet garden you feel as though you are in the countryside and miles from anywhere. Also, the garage is a great bonus in a town centre property. She realised that as the house had come into the market only once in fifty years it was a home that people loved. She has spent twenty seven very happy years in Blenheim House.

Inez renewed the kitchen and modernised the two bathrooms. The garage access was widened and aware of the age of the house she investigated and uncovered the beautiful flagstones in the spacious hallway; this creates a warm and welcoming introduction to this delightful home. She has generally attended to the upkeep of the house.

There are two main sitting rooms and the elegant ground floor room with its high ceilings and large period window is kept for entertaining friends, whilst the first floor room is a perfect private sitting room. Here you can relax and look onto the greenery of the garden and the street below.

The modern well equipped kitchen is perfect for daily meals and guests can enjoy the dining room for more formal entertaining, whilst the six bedrooms enable easy overnight hospitality.

The gardens are pleasing al fresco sitting rooms. A stone wall gives privacy to the front garden and the rear garden is a delightful cottage garden with a selection of fruit trees and fruit bushes. Inez says it is a tranquil place to spend time and yet she can walk to the local gym in a few minutes.

Historic Chepstow is a picturesque border town with Wales and in an area of outstanding local beauty and on the River Wye. The town has a busy annual calendar, with a popular music festival held in Chepstow Castle, and Chepstow Racecourse is on the edge of the town and there are several sporting clubs. Tintern Abbey, the Forest of Dean and the Wye Valley provide amazing scenery and walks.

Blenheim House offers a delightful lifestyle, and Inez is sad that the time has come to downsize but takes a way many very happy memories.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Blenheim House

Blenheim House is a gracious semi-detached Georgian townhouse, part of an even grander residence that was divided in the 19th century. Full of period charm and elegance, it now provides spacious, light-filled accommodation over three floors. This well-presented family home has been refurbished and upgraded to provide all the conveniences of modern day living whilst retaining the charm of the Georgian era. In a convenient town centre location, it enjoys delightful, private gardens and the much valued benefit of a tandem-length garage, accessed from Mounton Road.

The property is in a desirable neighbourhood, a short walk from Chepstow High Street and with many amenities on the doorstep. The market town of Chepstow, the historic “gateway to Wales”, offers schools, leisure facilities, a range of independent shops, cafes and restaurants, supermarkets and an M&S Foodhall. Whilst convenient to the town and all that it offers, the property it is also close to the beautiful Wye Valley, so ideally located for those who enjoy outdoor pursuits, stunning scenery and wildlife. For families, there are well-regarded primary and secondary schools. For commuters or those seeking some city life, there is direct access to the Severn Bridge and to the motorway network, bringing Bristol, Newport and Cardiff within easy reach. Chepstow Railway Station is on the mainline from Maesteg to Nottingham, passing through Birmingham and Cardiff. There are regular trains to London from Newport and Bristol Parkway and international flights from Bristol and Cardiff airports.

Step inside

Blenheim House is an attractive residence, distinguished by two large bow windows to the front at ground and first floor level. It is approached from Mounton Road up a flight of steps set in a high stone wall. A gate at the top opens to a private front garden and to the main entrance door.

The large entrance hallway, with its traditional flagstone flooring, provides an impressive welcome to this lovely period house, which exudes the charm of its era, with spacious, light-filled rooms, sash windows, high ceilings and traditional doors, some with decorative surrounds. Ideal for a family, the flexible layout includes three reception rooms – a ground floor dining room, an elegant living room and a delightful first floor library, which could alternatively be used as a study, drawing room or seventh bedroom. The third floor, currently providing three bedrooms, a bathroom and a kitchen, was previously used as a two-bed apartment and could be returned to this use for extended family or adult children.

The two ground floor reception rooms are situated either side of the central entrance hallway. To one side is the dining room, with a front-facing sash window and high ceiling with coving. To the other is the generous living room, flooded with natural light from the lovely, large front-facing bow window. This room also features a handsome fireplace with a wood-burning stove.

Flagstone steps from the rear of the entrance hallway lead up to an inner lobby, with a door to the rear garden. Off the lobby is a stylish, modern, fully-fitted kitchen, which enjoys views over the pretty gardens. In this part of the house there is also a useful utility room and WC.







STEP INSIDE

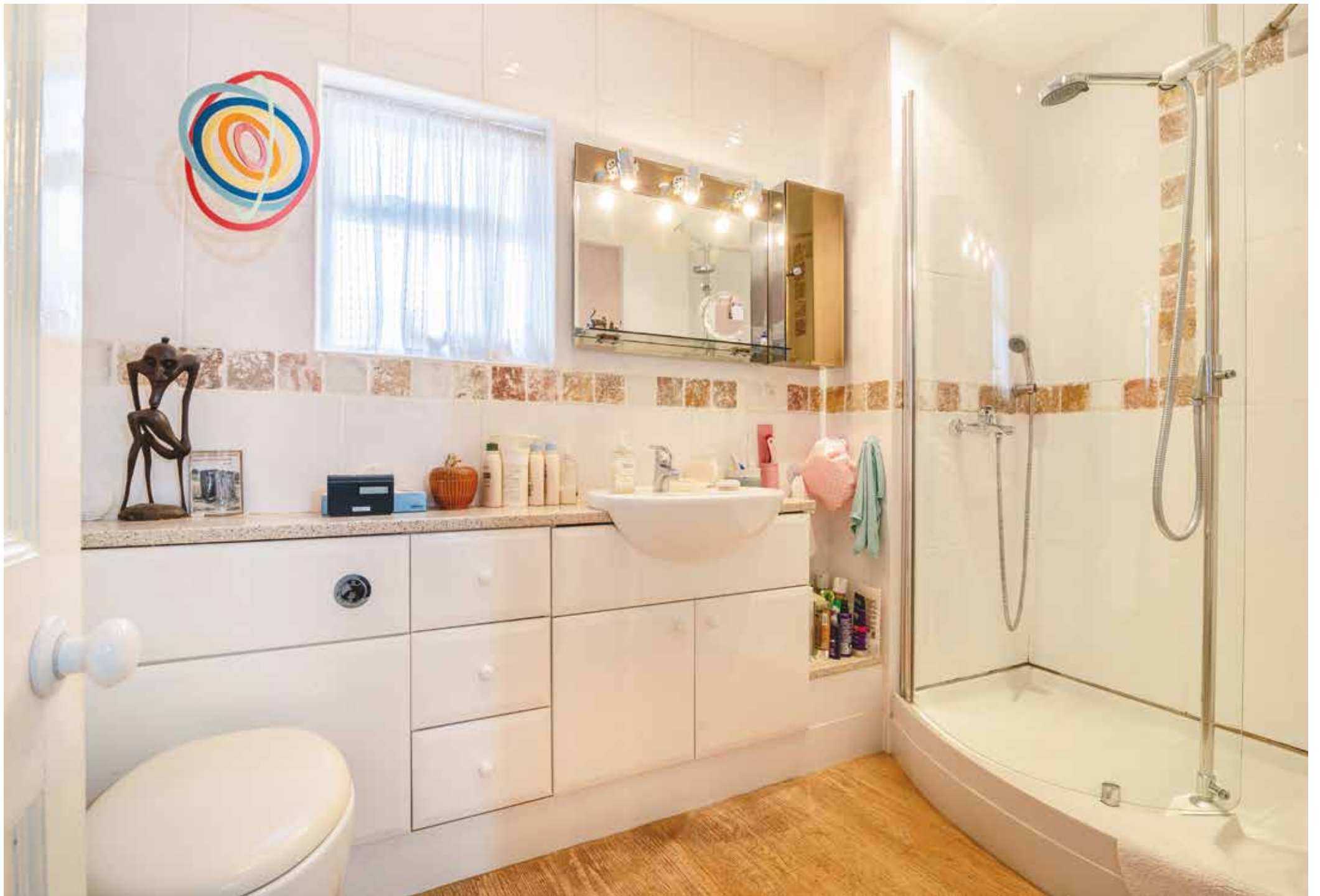
Blenheim House

A staircase rises from the entrance hallway to a split-level, first-floor landing, leading to three generous bedrooms and a modern shower room. At the front of the house, benefitting from the distinctive first floor bow window, is an elegant room currently used as a library and fitted with built-in bookshelves.

The second floor, originally a self-contained apartment, provides three further bedrooms, a kitchen and a bathroom, with some of these rooms having amazing views over Chepstow.















STEP OUTSIDE

Blenheim House

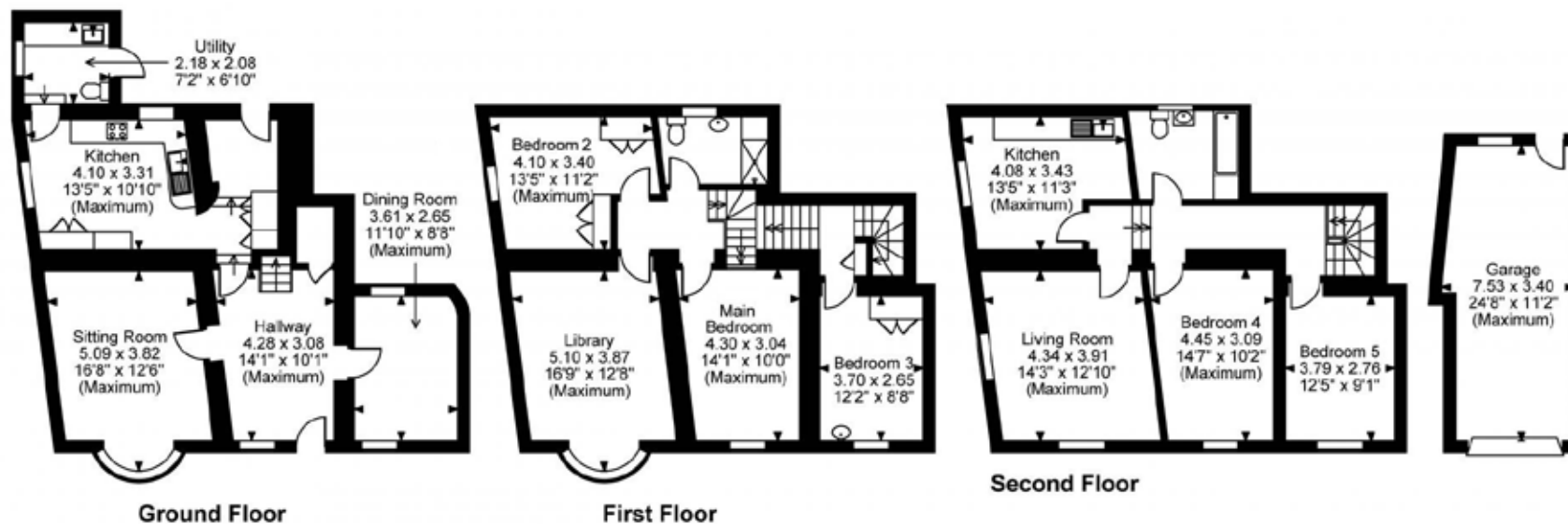
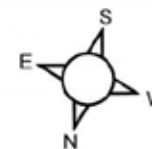
Blenheim House enjoys the peace and privacy of gorgeous, mature gardens with well-stocked flowerbeds, small grassed areas and charming paved seating areas, in which to relax and soak up the surroundings.

The property also benefits from a tandem-length garage, accessed from Mounton Road, which provides prized private parking.





Blenheim House Mounton Road, Chepstow
Approximate Gross Internal Area
Main House = 2466 Sq Ft/229 Sq M
Garage = 253 Sq Ft/24 Sq M
Total = 2719 Sq Ft/253 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Council Tax Band: G
 Tenure: Freehold

Guide price £ 625,000



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