



# MATHERN

Guide price **£505,000**





# FISHERMANS WALK

Mathern, Chepstow, Monmouthshire NP16 6JH



Three-bed detached bungalow  
Situated in the sought-after village of Mathern  
Versatile accommodation

The three bed detached bungalow boasts a private location tucked away from the main village road, yet adjacent to an open hedge line that leads to the picturesque countryside. This setting includes scenic vistas of Mathern Fishing Lakes and the prestigious St Pierre Golf Club, making it a haven for nature lovers and golf enthusiasts alike. Its highly desirable location in the heart of Mathern offers a harmonious blend of tranquility and community, providing residents with the perfect environment to enjoy peaceful living while still being close to local amenities. Whether you're looking for a serene escape or a place to connect with neighbour's, this charming bungalow beautifully captures the essence of idyllic country living.

Mathern is celebrated for its strong sense of community, where residents can partake in a variety of activities. From events at the village hall to gatherings organised by the athletic club and local football matches, there's always something happening. Annual highlights, such as the spectacular fireworks display and the traditional village fete, add to the charm and allure of this idyllic setting, making it not just a place to live, but a vibrant community to be a part of.





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£505,000



### KEY FEATURES

- Private 3 Bedroom detached bungalow
- Situated in the sought-after village of Mathern
- Large feature split-level sitting room with log burner
- Level and enclosed private rear garden
- Flexible accommodation





# STEP INSIDE

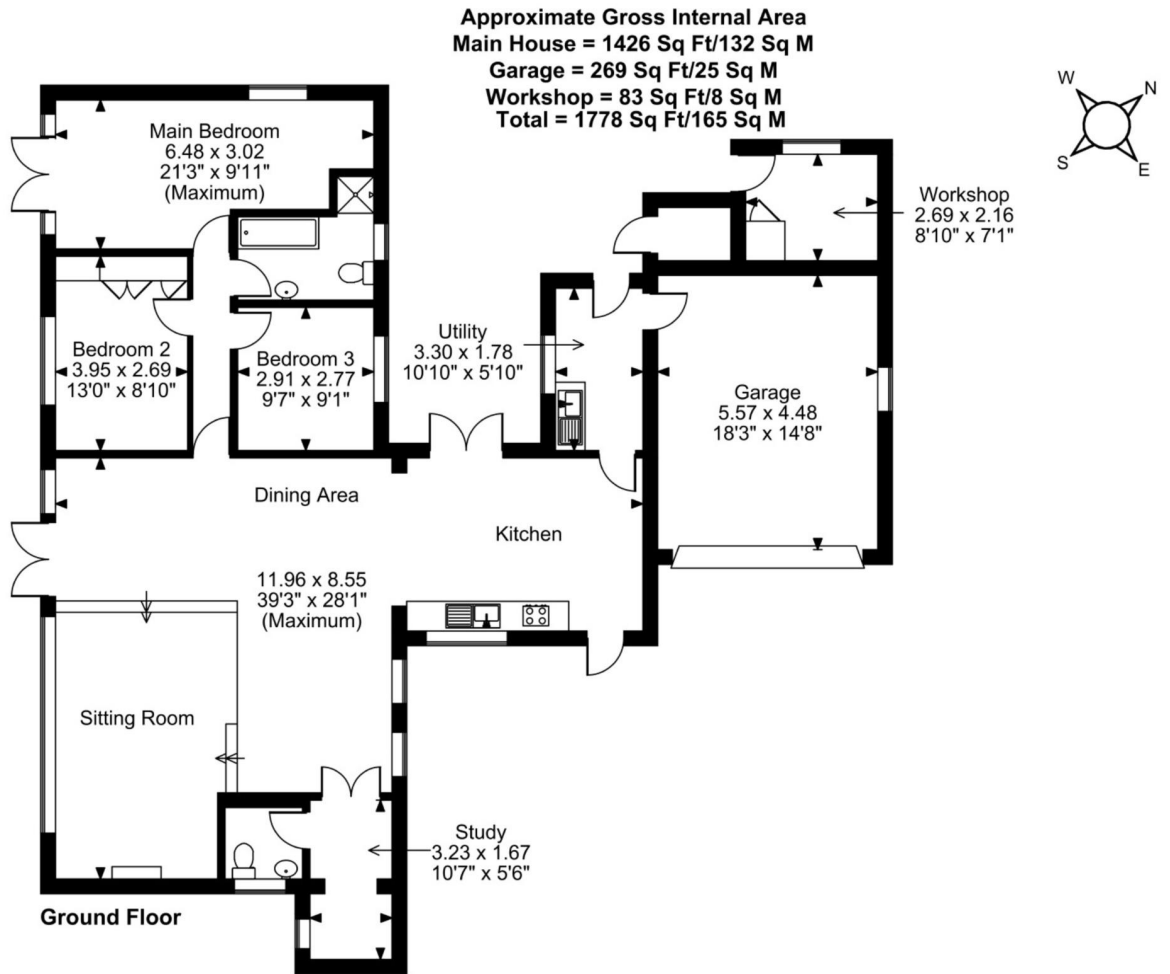


Inside, the home greets you with a generous open-plan kitchen that exudes a sense of spaciousness, creating a warm and inviting atmosphere.

This delightful space flows seamlessly into the split-level sitting room, where a few steps lead down to a cosy sitting area, perfect for relaxation and informal gatherings. Adjacent to the main kitchen area, a hallway provides access to a dedicated study, while an internal corridor connects you to other part of the home, enhancing the layout's functionality.

The versatility of this property extends beyond its three well-appointed bedrooms. A separate utility room, conveniently located adjacent to the garage, along with additional outhouses, presents an exciting opportunity for adaptation, potentially allowing for the creation of an annexe, pending necessary planning permissions and consent.

Conveniently situated just off the kitchen, the formal dining room sets the stage for memorable gatherings and meals with family and friends. The expansive open-plan kitchen is well-equipped, featuring modern cabinetry, an island for additional prep space, and ample wall units for storage, making it a chef's dream.



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

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Completing this delightful home are three spacious bedrooms, each offering comfort and privacy. The stylish family bathroom is outfitted with a modern suite.

This property truly blends practicality with charm, making it an ideal family home for those seeking a comfortable and versatile living space in a welcoming environment.



# STEP OUTSIDE



As you approach the detached property via the private driveway, it becomes clear that this home is a hidden gem, offering an abundance of privacy and space. The rear garden is a true highlight, featuring mature shrubs and a level grassed area that creates a serene and inviting outdoor retreat, perfect for relaxation and entertaining.

From the garden, you can enjoy open views across the hedgerows, stretching out towards the expansive countryside beyond. This picturesque backdrop provides a tranquil setting for outdoor pursuits, whether you're soaking up the afternoon sun or simply unwinding amidst the natural beauty that surrounds the property.

Additionally, the home includes an attached garage with an electric up-and-over door, alongside a separate utility room. This versatile space offers numerous possibilities - be it for storage, convenient parking, or even the potential to create additional living areas. The abundance of options ensures that this property can cater to various lifestyles and needs, making it a wonderful place to call home.

**AGENTS NOTE:**  
Public footpath to the left of the drive to Fisherman's walk

## INFORMATION

Postcode: NPI 6 6JH

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

Travelling from Chepstow town centre, join the main bypass road (A48) up to High Beech roundabout and take the third exit off signposted Pwllmeyric (A48). Proceed down Pwllmeyric Hill, passing Mounton Brook Lodge wedding venue and bus stop on your left and turn left signposted Mathern. Follow this road into the village, passing the cenotaph and school nursery the property is located on the right hand side opposite the village public house The Millers Arms. Situated up its own private drive just to the right side of the public footpath.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(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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