



# BROCKWEIR

Guide price **£925,000**



# MILL HILL HOUSE

Brockweir, Chepstow, Gloucestershire NP16 7NW



5 bed detached property

Situated in walking distance to Brockweir village shop & cafe

Private location at the end of a cul-de-sac

This large detached property features many unique attributes that, with some further modernisation, could transform it into a truly spectacular home. Situated in the wonderful location of Brockweir, it offers far-reaching views towards the Wye Valley. This well-proportioned property also benefits from the added convenience of a detached triple garage and ample living space positioned centre of approx 0.72 of an acre in grounds and garden.

Located in the fringe of the picturesque village of Brockweir, this property boasts beautiful valley views and a well-maintained garden. It offers ample parking space for several vehicles, ensuring both convenience and comfort. Additionally, the property features grounds that are perfect for a vegetable garden or orchard, providing an opportunity for outdoor enjoyment and sustainability.



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### KEY FEATURES

- Substantial Five bedroom detached property
- Sizeable gardens and grounds
- Located up a private cul-de-sac
- Large detached triple garage (approx 654 sq ft) and outbuildings
- Plenty of parking for several vehicles



# STEP INSIDE



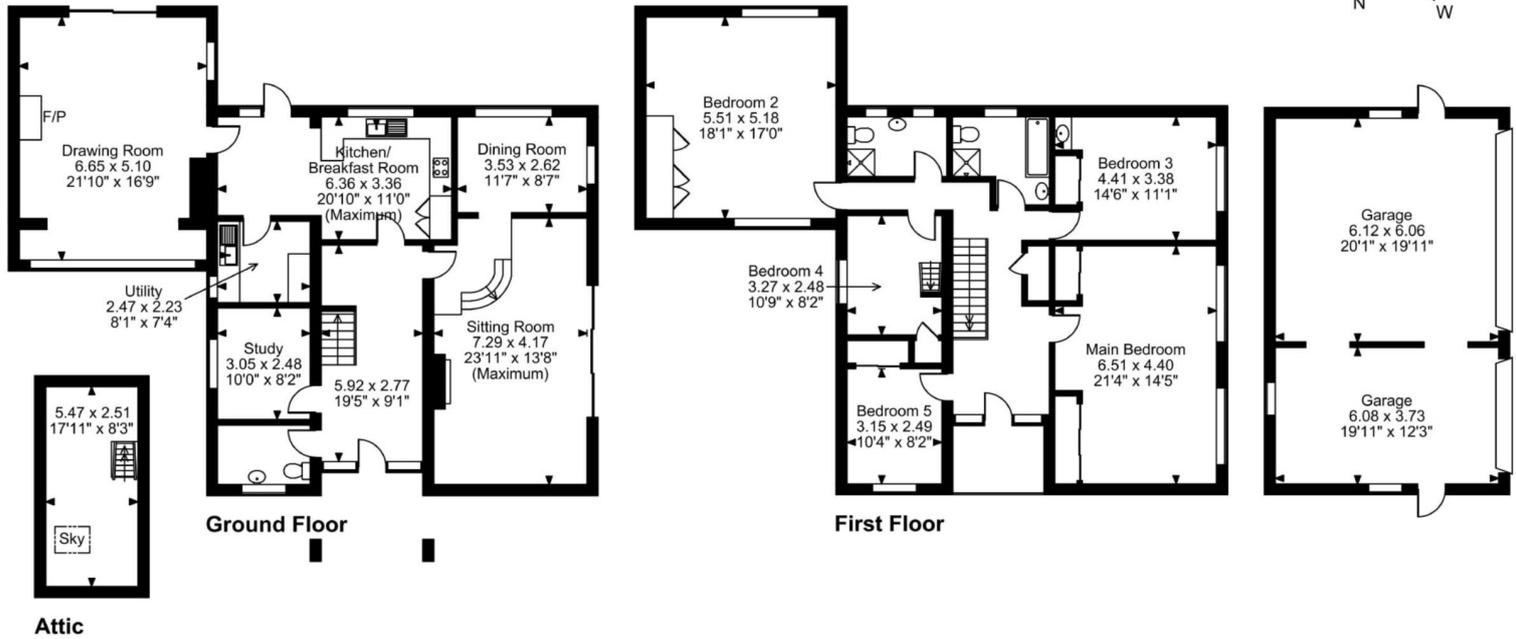
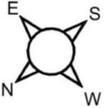
Upon entering from under the canopy-style porch, you are greeted by a spacious hall featuring solid light oak stairs that command attention.

The ground floor is well-proportioned, showcasing a generously sized lounge room situated just a step-down. This inviting space benefits from feature patio doors that open to reveal the charming side garden and breathtaking views beyond. Just a step up, the dining room is ideally positioned to enjoy the outlook of the rear garden.

The main hall opens into a beautifully appointed kitchen at the rear of the home, showcasing ample granite worktop space and a wraparound counter that includes a cosy breakfast area, complemented by fitted appliances and a separate utility room.

Adjacent to the kitchen, a spacious reception room serves as the main family room, effortlessly connecting to the rear garden through patio doors, offering a serene sense of privacy and tranquillity.

**Approximate Gross Internal Area**  
**Main House = 2926 Sq Ft/272 Sq M**  
**Garage = 654 Sq Ft/61 Sq M**  
**Balcony external area = 49 Sq Ft/5 Sq M**  
**Total = 3580 Sq Ft/333 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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For individuals seeking a quieter atmosphere, a study room is conveniently situated just off the main hall to the front of the home, making it an ideal spot for focused work or leisurely reading.

Upon ascending to the first floor, you will notice a spacious landing that could easily be utilised as an additional seating area, providing a perfect spot to relax and enjoy the views overlooking the close. There are also doors from this landing to a balcony.

This property boasts of very generously sized rooms, including four double bedrooms that offer the potential for reconfiguration, flexibility is available allowing for the possibility of adding ensuites if desired and one single bedroom that has access to the loft room.

The home features a family bathroom, and one of the bedrooms has convenient access to the loft area, which is currently being used as a hobby room. This versatile space adds to the overall appeal and functionality of the property.

# STEP OUTSIDE



The property is surrounded by its grounds and gardens, offering a sense of privacy as it is situated on the edge of the close. A gentle slope leads to a designated area that has been earmarked for a vegetable garden, providing an excellent opportunity for gardening enthusiasts.

In addition, the property features a private driveway that allows parking for several vehicles, as well as a detached triple garage equipped with electric power, adding convenience and functionality to the home.

## INFORMATION

Postcode: NPI 6 7NW

Tenure: Freehold

Tax Band: G

Heating: LPG

Drainage: Private

EPC: E





## DIRECTIONS

From our Chepstow office proceed along the main Wye Valley/Monmouth Road, turning right towards the village of Brockweir. As you enter the village after crossing the bridge, proceed up the hill pass the houses within the village and Brockweir village shop and the close is on the next right into the cul-de-sac at the far end.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		52	71
EU Directive 2002/91/EC			

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