



TUTSHILL, CHEPSTOW

Guide price **£340,000**



30 BIGSTONE MEADOW

Tutshill, Chepstow, Gloucestershire NP16 7JU



4-bed three-storey modern property
Rear garden and access
parking for one and single garage

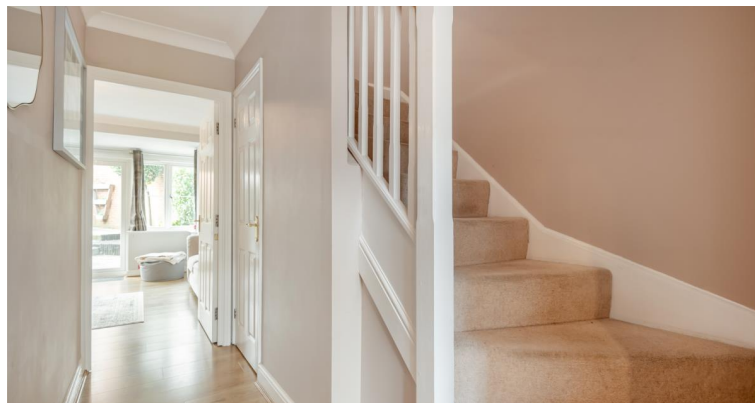
A generously sized property offering approximately 1,249 sq ft of accommodation across three floors, situated in a fantastic location close to local amenities and schools. It is also within walking distance to Chepstow town centre.

Tutshill offers a range of local amenities, including a convenience store, doctor's surgery, hairdressers, café, and a butcher/delicatessen. The village is also home to a Church of England Primary School and the private St. John's on the Hill. Further primary and secondary education options are available in nearby Sedbury. Chepstow Town Centre, approximately one mile away, boasts a variety of shops, pubs, restaurants, a leisure centre, and both primary and secondary schools. It also provides excellent road and rail links to the M48/M4, Bristol, and Cardiff.

For outdoor enthusiasts, Tutshill is ideally situated for exploring the Wye Valley Walk and Offa's Dyke Path, both of which are among 15 designated long-distance nature trails. The Sedbury Cliffs, a popular site for Jurassic fossils, can be incorporated into walks along these trails. The area offers opportunities for a wide range of outdoor pursuits, including equestrian activities, cycling, climbing, walking, and caving. The historic castles of Chepstow and Caldicot host numerous outdoor concerts during the summer months, and the Cistercian Abbey at Tintern also hosts events, all within a short drive.



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KEY FEATURES

- 4-bed three-storey mid terraced property
- In a popular location of Tutshill
- Near local amenities and within walking distance to Chepstow town
- Single Garage and parking for one
- Principal bedroom with ensuite



STEP INSIDE



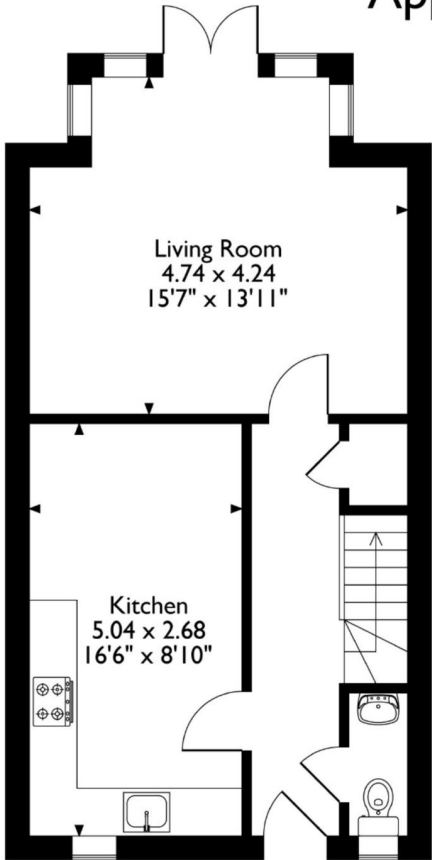
A fine example of a three-storey property, this home offers a flexible layout with modern touches throughout.

Upon entering through the welcoming front door, you'll find the kitchen to the left, opening into an inviting open-plan kitchen and dining area.

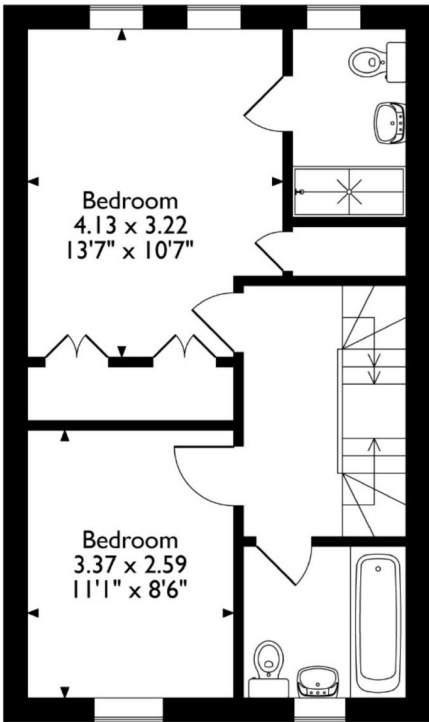
The kitchen is fitted with contemporary wall and base units, decorated in modern tones, and complemented by a matching dresser that provides ample storage - creating a warm and family-friendly atmosphere.

The lounge is located at the rear of the property, featuring a bay window and French doors that add extra space and light, leading onto a beautifully designed garden with decked seating areas - perfect for relaxing and outdoor entertaining.

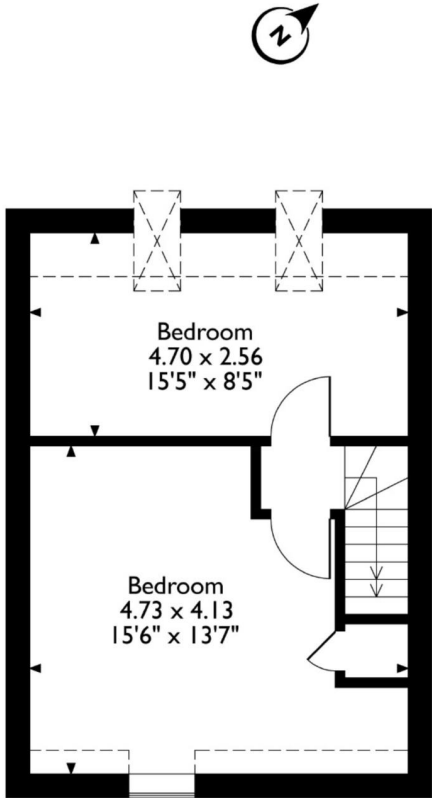
Approximate Gross Internal Area
116 Sq M/1249 Sq Ft



Ground Floor



First Floor



Second 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.

The first floor comprises two good sized bedrooms, including the principal bedroom with an en-suite shower room, along with a family bathroom, offering comfortable living spaces for the whole family.

The top (third) floor features a further two bedrooms, ideal for additional family members, guests, or versatile use as a home office or hobby room.

STEP OUTSIDE



A lovely aspect of the property is the rear garden, which has been thoughtfully designed with low maintenance in mind. The flower beds and seating areas provide a wonderful space to relax and enjoy the afternoon sun, making it an ideal outdoor retreat. Conveniently situated within walking distance to local amenities and schools, including the prestigious St John School.

The home benefits from on-site parking and a single garage across a shared driveway, making it both practical and comfortable for family living.

INFORMATION

Postcode: NP1 6 7JU

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Starting from our Chepstow office, head down the High Street and follow the one-way system, crossing the old Wye Bridge. Continue uphill and at the mini roundabout, go straight over onto Gloucester Road. Keep along this road and turn right into the Bigstone development. The property will be on your right-hand side just around the corner.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		88
B (81-91)		
C (69-80)	75	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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



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