



# BROCKWEIR

Guide price **£585,000**



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# MADALENA

Brockweir, Chepstow, Gloucestershire NP16 7NN



Rear private patio and fabulous garden of 0.24 acres  
Detached substantial property over 2 levels  
Sizeable property of 1,711 sq ft

A remarkable 5-bedroom split-level detached property that offers a wealth of opportunities, quietly tucked away on the fringe of the picturesque village of Brockweir. This charming home boasts a stunning garden spanning approximately 0.24 acres, truly a gardener's paradise with lush, mature planting and versatile outdoor spaces. Not to be missed!

Nestled in the heart of Brockweir, the property benefits from the village shop and a pub that is re-opening very soon, providing convenient local amenities and a warm, welcoming community atmosphere. Whether you're seeking a spacious family home, a peaceful retreat, or an entertainer's haven, this property combines versatility with charm in an idyllic setting.

Situated conveniently between the charming towns of Chepstow and Monmouth, this property truly offers the best of both worlds. Residents benefit from easy access to a wide range of restaurants, shopping venues, and sports facilities, catering to diverse interests and lifestyles.

Chepstow's historic castle is a prominent feature of the area, providing a picturesque and culturally rich backdrop that highlights the region's deep-rooted history. This stunning landmark not only enhances the scenic beauty of the area but also serves as a reminder of its vibrant past. Beyond its historical charm, Chepstow is ideally positioned as a gateway to major motorways such as the M48 and M4, ensuring excellent connectivity to nearby cities like Bristol, Newport, and Cardiff. The presence of a mainline train station further enhances travel options, making commuting and exploring the surrounding regions both convenient and effortless.

Whether you're seeking a peaceful retreat or a vibrant hub for daily life, this location offers an ideal balance of tranquillity and accessibility.





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£585,000



### KEY FEATURES

- 5-bed Spacious split-level detached
- In a beautiful village of Brockweir
- Potential annexe accommodation
- Parking for several vehicles
- Fabulous Garden 0.24 of an acre
- Separate formal dining room



# STEP INSIDE



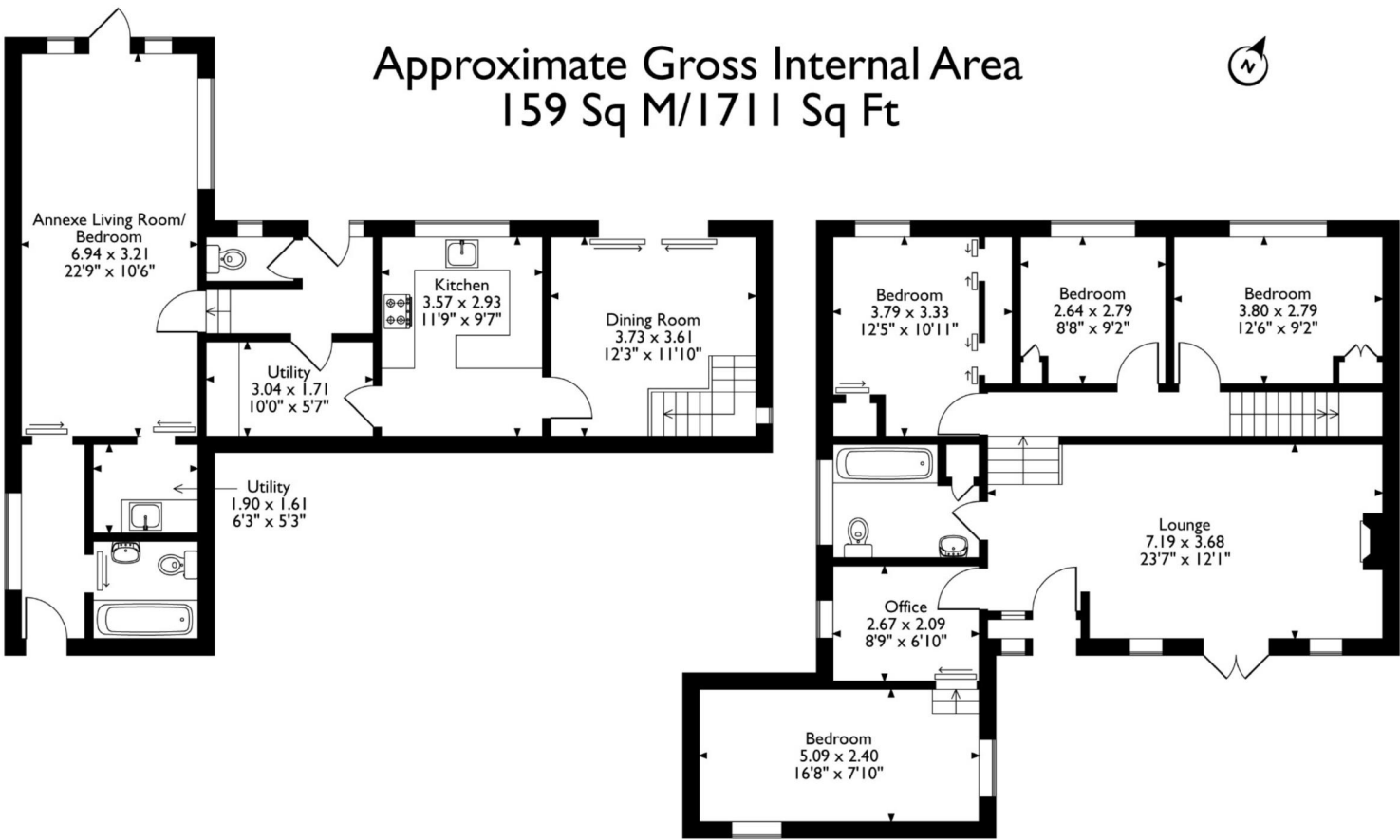
As you approach this distinctive property, at first glance, you might think it's a small bungalow sitting modestly at the edge of the road. However, upon stepping inside, you quickly realise that the size and possibilities that lie behind the front door are far more impressive. This home is truly unique in design, offering flexible living accommodation tailored to a variety of needs.

The main lounge is situated on the upper level, overlooking the front of the property.

As you descend to the lower level, you find a spacious dining area and a modern kitchen that opens up to reveal stunning views of the rear garden and surrounding landscape.



Approximate Gross Internal Area  
159 Sq M/1711 Sq Ft



Lower Ground Floor

Ground 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 property is designed to maximise natural light and scenic vistas from multiple vantage points.

From the kitchen and ground floor, there is access to a convenient WC, as well as a second sitting room or potential fifth bedroom, along with a utility area and an additional bathroom.

This layout provides numerous living options, making the home adaptable for family living, entertaining, or even working from home.

Overall, this property offers a versatile and spacious living environment with a sense of discovery and potential, perfectly suited for those looking to create a personalised and comfortable home.



# STEP OUTSIDE



A breathtaking multi-level garden that invites you to explore its depth and beauty from the comfort of a rear patio and seating area to the rear of the property. The garden is designed with multiple terraces, each offering unique views and spaces for relaxation. Mature trees sit within the landscape, their lush foliage creating a vibrant tapestry of greens and seasonal colours, adding both visual interest and a sense of tranquillity.

A meandering stream flows gently through the garden, splitting the landscape into two enchanting sections. The sound of running water provides a soothing backdrop, enhancing the peaceful atmosphere. A charming bridge spans over the stream, connecting the different levels and inviting you to cross and discover new vistas on either side.

Throughout the garden, numerous patio and seating areas are thoughtfully placed, allowing visitors and owners to sit, relax, and enjoy the picturesque surroundings of Brockweir, which sits on the edge of the Wye Valley. Whether overlooking the stream, nestled among the mature trees, or positioned on a higher terrace with panoramic views, each spot offers a perfect retreat to unwind and appreciate the natural beauty.

This garden seamlessly combines visual impact with sensory pleasure, creating a stunning, multi-dimensional outdoor space that feels both intimate and expansive.

## INFORMATION

Postcode: NP16 7NN

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: D







## DIRECTIONS

From our Chepstow office, proceed along the main Wye Valley/Monmouth Road heading along the Wye Valley link road towards Monmouth, passing through Tintern, turning right towards the village of Brockweir. As you enter the village after crossing the bridge, follow the road up the hill and pass the left-hand turning, and the property is on the left just before leaving the village.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		78
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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