



The Walton Manor Chase, Tutshill Chepstow

from **£397,995** Freehold



## The Walton Manor Chase, Tutshill Chepstow

Manor Chase, Tutshill, Chepstow, Monmouthshire

Prices from £397,995 to £559,995

A development of 3, 4 and 5-bedroom new homes in Tutshill, Chepstow, which benefit from rural village surroundings, yet are a short drive from Chepstow and 30 minutes by car to Newport. The properties are designed to appeal to first-time buyers, families and professionals commuting into Newport, Bristol, Cardiff and Gloucester.

Manor Chase is a development of new homes in Tutshill, enjoying a rural village location on the outskirts of the Wye Valley, a mile from Chepstow and 30 minutes by car from Newport. The development also incorporates areas of public open space for the enjoyment of residents, including a community orchard and children's playground.

The 3, 4 and 5-bedroom homes are designed to appeal to first-time buyers, families and professionals commuting into the nearby cities. The properties offer a variety of styles and are finished to a high-quality specification, with contemporary design features such as open-plan living spaces, integrated appliances and en-suite bathrooms. All homes have garages, or allocated parking.



### Shopping And Dining

Chepstow town centre, located a few minutes' drive from Manor Chase, has two supermarkets, and a number of national and local stores along its shopping precinct. A selection of cafes, restaurants and pubs can also be found near to the development; Toast Tutshill serves Harry Potter-themed afternoon teas, paying tribute to the author J.K. Rowling, who lived in Tutshill during her childhood.

For dining with a view, the Riverside Wine Bar in Chepstow, on the banks of the Wye River, offers a varied food menu

alongside a choice of speciality gins, wine and cocktails. Further afield, the commercial hub of Newport presents a broader choice of shopping, leisure and restaurants to satisfy most tastes.

### Sports And Leisure

Sports and fitness facilities in the local area to Manor Chase include Chepstow Leisure Centre, which has a swimming pool and gym with fitness classes. The home ground of Chepstow Rugby Football Club is a 10-minute drive from the

development; Chepstow Racecourse, home of the Welsh Grand National, is about two miles away.

Tutshill benefits from its close proximity to the picturesque Wye Valley Area of Outstanding Natural Beauty, which boasts many historical sites and is a popular destination among outdoor enthusiasts. The Norman-era Chepstow Castle is situated around five minutes' drive from the development, and Tintern village, known for its scenery, Victorian railway station and the imposing ruins of its Cistercian abbey, is about 20 minutes away by car.



## Education

Families at Manor Chase will find several well-regarded schools within easy reach. Local primary schools include Tutshill CE, 10 minutes' walk away, and Offa's Mead Academy and The Dell, situated a short drive from the development; half a mile away, St John's-on-the-Hill provides independent tuition for children up to age 13.

Older students are served by the Wyedean School and Sixth Form Centre, less than a mile from Tutshill.

## Transport

The A48 is less than half a mile from Manor Chase, and gives access to Chepstow, Gloucester, and the M48 for the Severn Bridge; this motorway connects to the M4, for Newport, Bristol and Cardiff.

Chepstow railway station is about a mile from the development, and operates direct services to Gloucester, Cardiff Central and Nottingham. For air travel, Bristol Airport is less than an hours' drive away.

## Accommodation

### Entrance Hallway

### Store Cupboard

### Cloakroom

### Living Room

### Kitchen / Dining Room

### Utility Room

### Landing Room

### Bedroom One



### En-Suite

### Bedroom Two

### Bedroom Three

### Bedroom Four

### Bathroom

### Part Exchange



