

5 3 2

Woolpitch Wood, CHEPSTOW

£535,000

EPC: B **Council Tax: F**

peter alan

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About the property

FANTASTIC FIVE-BEDROOM HOME
Occupying a desirable position on Woolpitch Wood in Chepstow, this impressive and versatile family home offers generous accommodation, contemporary comforts and a fantastic range of modern improvements, making it an ideal choice for growing families or those seeking flexible living space.

Upon entering, you are greeted by a large and welcoming reception hallway, creating an immediate sense of space, with stairs rising to the first floor. The ground floor provides excellent living and entertaining accommodation, including a modern fitted kitchen, utility and w.c, spacious living room and adjoining dining room, offering plenty of flexibility for everyday family life and entertaining guests. UPVC double-glazed doors from the living room provide a lovely connection to the rear garden, allowing natural light to flow through and offering easy access to outdoor space.

The first floor continues to impress, with five well-positioned bedrooms, all offering versatility to suit a variety of needs. Whether utilised as bedrooms, a home office, dressing room or hobby space, the accommodation can easily adapt as family requirements change. Two of the bedrooms benefit from en-suite shower rooms, with a NEWLY APPOINTED family bathroom serving the remaining accommodation.Further benefits include UPVC double glazing, solar panels, an air source heat pump and EV charging point, providing a number of valuable modern features designed with energy efficiency in mind.

Accommodation

Outside

Externally, the property enjoys a private and sunny, SOUTH FACING rear garden, providing an ideal setting for relaxing, entertaining and family enjoyment whilst the south facing benefit spills natural light into the family lounge throughout the day. To the front, there is access to driveway parking together with the added benefit of a double garage, offering excellent storage and secure parking.

Location

Woolpitch Wood is ideally positioned within the popular market town of Chepstow, offering a wonderful balance of town convenience and access to the surrounding countryside. Chepstow boasts a charming town centre with an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with well-regarded schools and leisure facilities.
For commuters, the town benefits from convenient access to the M48 motorway, making Bristol, Newport and Cardiff readily accessible. The beautiful Wye Valley, with its stunning walks, picturesque villages and outdoor pursuits, is also close at hand. Combining generous and adaptable accommodation, excellent parking facilities and an impressive range of modern improvements, this is a fantastic opportunity to secure a substantial family home in a sought-after Chepstow location.

Internal











Entrance Hallway

W.C/Utility Room

9' 9" x 5' 9" (2.97m x 1.75m)
Kitchen

12' x 9' 9" (3.66m x 2.97m)
Sitting Room

15' 9" x 12' (4.80m x 3.66m)
Living Room/Dining Room

9' 4" x 9' 2" (2.84m x 2.79m)
Master Bedroom

11' 9" x 9' 5" (3.58m x 2.87m)
En-Suite

Bedroom 3

9' 3" x 8' 7" (2.82m x 2.62m)
Bedroom 3

11' 9" x 9' 5" (3.58m x 2.87m)
En-Suite

Bedroom 4

9' 9" x 7' 7" (2.97m x 2.31m)
Bedroom 5

8' 11" x 6' 9" (2.72m x 2.06m)
Family Bathroom

Agent Note

We are advised by the current owners that the SOLAR PANELS currently provide a Quarterly Financial Payment from the government (11 years remaining) which is greater than the electricity bills thus providing a valuable source of income! This is especially good news for those buyers looking for cost effective utilities and eco benefits!

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks







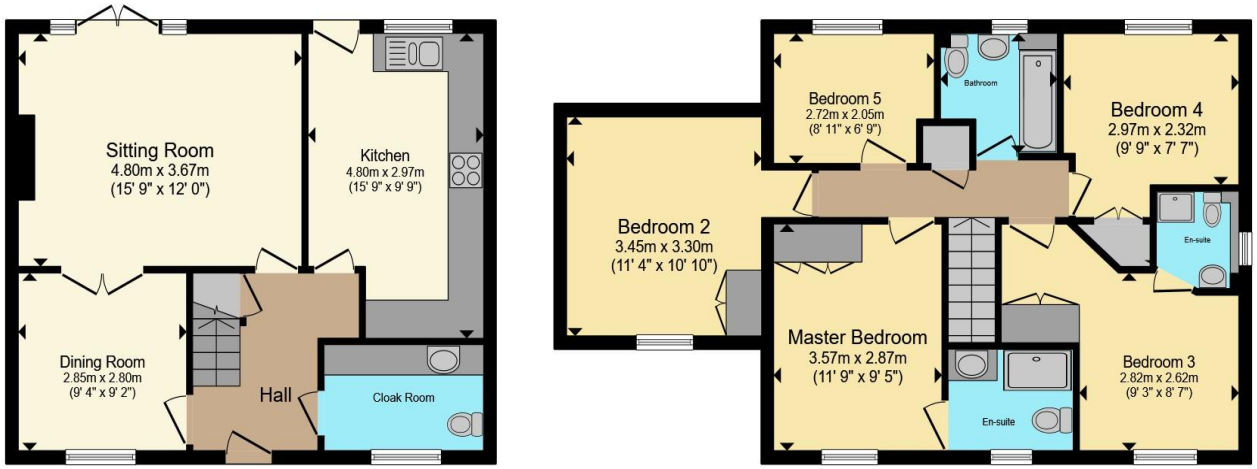








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Ground Floor **First Floor**

Total floor area 115.5 m² (1,243 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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