



CHEPSTOW

Offers over **£420,000**



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To book a viewing call 01291 626262

16 CASTLE WOOD

Monmouthshire NP16 5TZ



Detached four bedroom property
Off road parking
Front & rear gardens

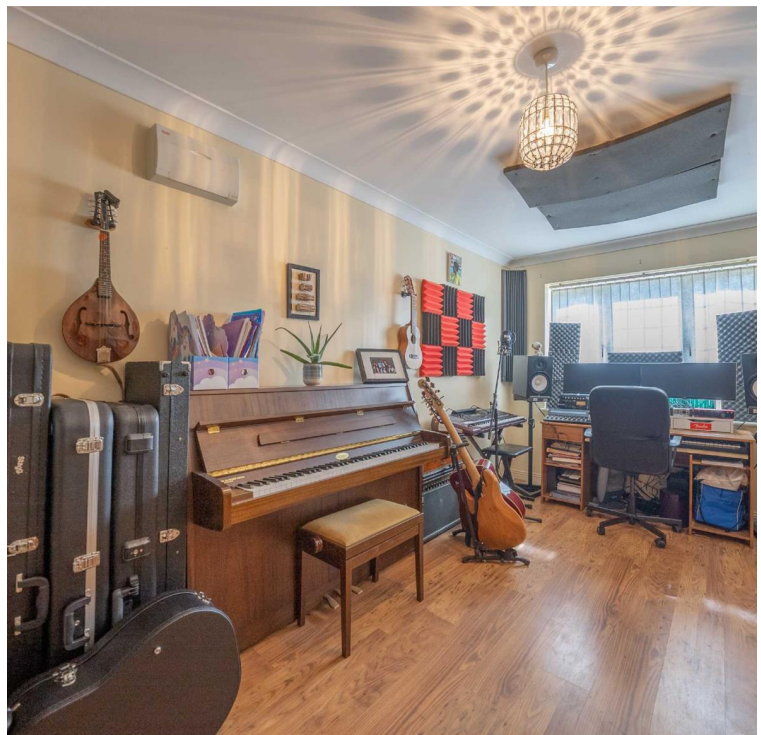
Situated just outside Chepstow, this family home is located on a quiet residential street with a double driveway to the front elevation.

Chepstow Town Centre has several cafes, restaurants and bespoke gift shops, alongside well-known retailers, such as Marks & Spencer, Boots, and a Tesco Superstore.

Ideally positioned for commuting to Bristol, this property offers easy access to the M48 and Severn Bridge in conjunction to rail links from Chepstow train station.

Local Primary and Secondary schools, Pembroke Primary and Wyedean School and Sixth Form are within a short drive, making this an ideal home for a family.

Bordering the River Wye, the property benefits from both the local amenities of the Town, and the countryside offering extensive walks and outdoor pursuits.



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KEY FEATURES

- Detached property
- Four bedrooms
- En suite & family bathroom
- Double driveway
- Large rear garden
- Close to commuting links



STEP INSIDE



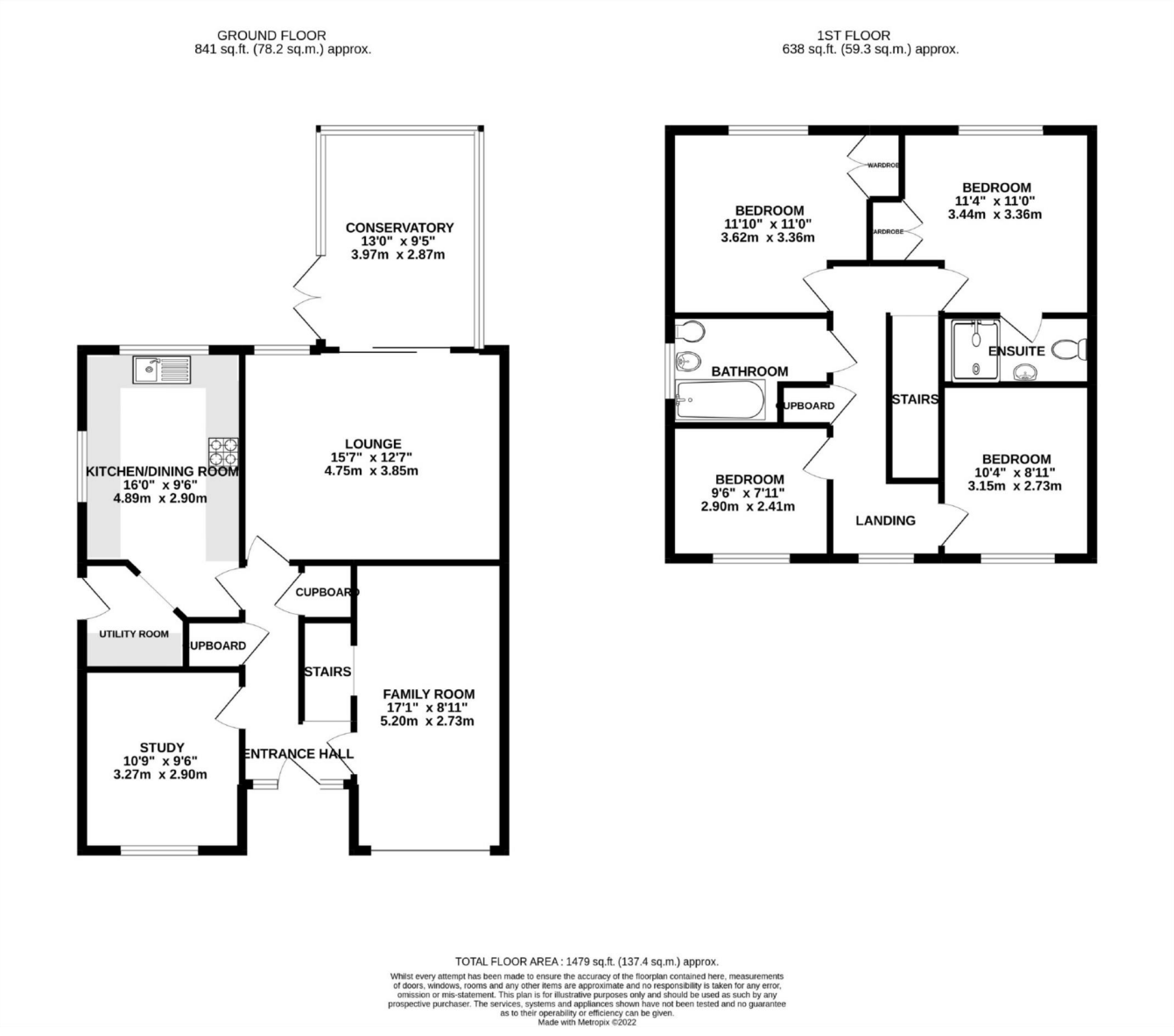
Welcomed by a bright hallway where all reception areas can be accessed from, to the front of the property there is a study/music room, downstairs cloakroom, and a dining room, while to the rear, the kitchen and useful utility can be found.

The kitchen is decorated in cheerful colours and overlooks the garden.

There are integrated appliances, to include an oven and four-ring gas hob with further space for a central island, offering an additional area for food preparation.

The utility has another sink and space for a washing machine and dryer and accesses the garden.

A spacious sitting room with a feature fireplace folds through to the conservatory, leading outside to the garden - creating a great flow for family living.



On the first floor, there is a spacious landing that opens to all bedrooms and the family bathroom.

There are four bedrooms, three of which are double and the fourth a single.

The principal and second bedrooms have fitted wardrobes, ideal for utilising space.

The principal benefits from an en-suite shower room, while the family bathroom has a three-piece suite.

STEP OUTSIDE



Externally, the property has a patio directly from the house, making a wonderful entertaining space for al fresco dining, with a sprawling lawn beyond.

Fully enclosed with fencing surrounding the perimeter, the property remains extremely private and offers side access to the double driveway at the fore.

INFORMATION

Postcode: NP16 5TZ
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right hand side. Take the next turning left into Barnets Wood and the first turning on the left hand side into Castle Wood. The property can be found in front of you, on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
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	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.