



12 Orchid Meadow

Pwllmeyric | Chepstow | Monmouthshire | NP16 6HP

FINE & COUNTRY



Step inside

Guide price £700,000

With a glorious, imaginatively-planned garden that incorporates some sublime spaces for relaxing and entertaining, this is a home for families who love to immerse themselves in the outdoors.

This smartly presented four bedroomed detached family house, in approximately a quarter of an acre plot, sits at the end of a cul-de-sac of twenty-five houses on the edge of the small village of Pwllmeyric, about a mile from Chepstow.

Built in the mid-1980s, the property is built of brick with a tiled roof and has double-glazed windows. It has been updated and lovingly maintained by the vendors, who have made it their family home for the past twenty-five years. "When we moved here we had three young boys. We were attracted by its feeling of spaciousness; there is no passing traffic; the garden is very flat and safe and it's in the catchment area for the Dell Primary School in Chepstow."

In the intervening years, the vendors have lavished attention on the garden, developing beautiful bee, butterfly and bird-friendly borders; vegetable beds; a cutting garden and wonderful water features. They have created some enchanting outdoor rooms which make a wonderful addition to the spacious accommodation.

The property is approached over a wide driveway with a turning area and parking for at least six cars. It is well-positioned in the plot, with gardens to the front, one side and the back. Providing a charming first impression is a wide front porch festooned with an abundant, spring-flowering clematis montana. Under the porch, the vendors have created a "tea for two area", overlooking a three-tier woodland-style water feature. "It faces east and gets the morning sun so we have a coffee there most mornings and watch the waterfall the sound is very relaxing."

Step inside:-

From the tiled entrance hallway, a door opens to the spacious lounge, which has a gas flame-effect fire set into an attractive, contemporary limestone fireplace. Formerly two rooms, the large open plan space now features a wide archway separating two sitting areas. The vendors originally used one end of the room as a dining area, but they now enjoy it as a flexible entertaining space. "When we have all the family around it is easy to reconfigure the furniture."

A sliding glazed door from the lounge leads through to a large garden room, which is where the vendors now have their formal dining area. Originally added as a conservatory, the room was transformed into a year-round space about 18 months ago, when the vendors had the Perspex roof replaced with a thermally insulated roof. The room has a stunning outlook over the back garden.

The garden room has French doors to a wisteria, grape vine and clematis-covered pergola, which runs along the back of the house. "We can throw the doors open to the covered patio to extend the whole 'al fresco' dining experience."

Alongside the lounge and accessed from the hall, the kitchen runs from the front of the house to the back. It has modern, cream gloss wall and base units and a coordinating Metro tiled splashback. There's space for a range cooker and fridge freezer and plumbing for an automatic washing machine and dishwasher. A breakfast bar placed under the window gives views to the front of the house. "We can sit at the breakfast bar and look straight into the waterfall and watch the birds bathing in the stream." The breakfast bar also allows glimpses of greenery through a glazed door to the side garden. A window above the kitchen sink frames the views over the back garden.

The downstairs accommodation also includes a well-planned study, fitted out as a home office with a built-in desk and plenty of built-in storage and filing space. There is a downstairs WC off the hallway and a handy under-stairs cupboard.

Upstairs there are four double bedrooms, all with easy-to-maintain beech laminate flooring. The principle bedroom has Sharps fitted bedroom furniture and matching bedside cabinets. Through an archway from the bedroom there is a neatly presented ensuite shower room with a vanity unit with plenty of cupboard space under. The other three bedrooms all have fitted wardrobes with shelves and hanging rails which can be easily reconfigured. There is a family bathroom with a large shower and a modern grey gloss vanity unit. Both the bathroom and ensuite have heated towel rails. On the upstairs landing there is also a storage cupboard and an airing cupboard.



The vendors separated off the rear section of the property's detached double garage to make it into a "teenagers' den" for their three boys. Now their sons have left home, this room, accessed through a door from the side garden, is used as a hobbies and sewing room although it could equally be used as a home office. The front of the garage, used for storage and to house the tumble dryer, is accessible through the garage doors.

The property has gas central heating and the boiler and most of the radiators were replaced less than a year ago.

Explore the Area:-

The small village of Pwllmeyric is about a mile from Chepstow alongside the A48. There are lovely country walks from the village and it's a reasonably short stroll to the Chepstow Garden Centre with its café and farm shop. For golfers, St Pierre Marriott Golf and Country Club is conveniently close. Pwllmeyric is a short drive away from the Wye Valley Area of Outstanding Natural Beauty, making it a good base for those who enjoy the outdoors - walking, climbing, cycling, riding and enjoying beautiful scenery and wildlife.

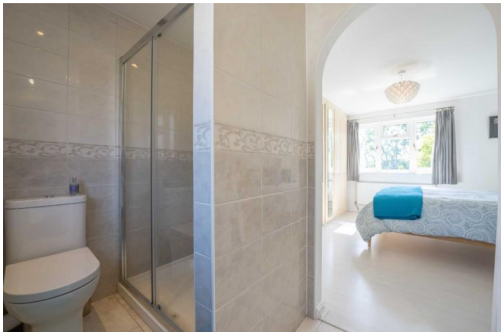
In Chepstow, the historic gateway to Wales, there are junior and senior schools, leisure facilities, a range of independent shops, cafés and restaurants, supermarkets and an M&S Foodhall. The ancient market town is the site of Chepstow Castle, reputedly the earliest stone-built Norman stronghold, which hosts a season of outdoor events and live entertainment.

From Chepstow there are bus and rail links and Pwllmeyric is approximately 1.5 miles from the M48 Severn Bridge and the motorway network, making it suitable for commuting to Bristol, Newport, Cardiff, Gloucester and London. There are regular trains to London from Bristol Parkway and international flights from Bristol and Cardiff airports.

Directions:-

Travelling from Chepstow town centre, join the main bypass road (A48) up to High Beech roundabout and take the third exit off signposted Pwllmeyric (A48). Proceed down Pwllmeyric Hill, passing Mounton Brook Lodge wedding venue and bus stop on your left and turn left signposted Mathern. Follow this road at the start of the village there is a left-hand turning into Chapel Lane, follow this road and the first turning on your left is Orchard Meadow. The road bends slightly to your right and number 12 can be found at the head of the cul-de-sac. There is a shared driveway leading to the property.







Step outside

Three sides of this property are enveloped by beautiful gardens, planned by a passionate gardener to provide year-round colour and interest and also to encourage biodiversity. "I have been organic in the garden for more than 20 years. Much of the planting is bee and insect friendly, which is very important to me. We are both into feeding the birds and the garden encourages wildlife, like the frogs which are attracted to the water features."

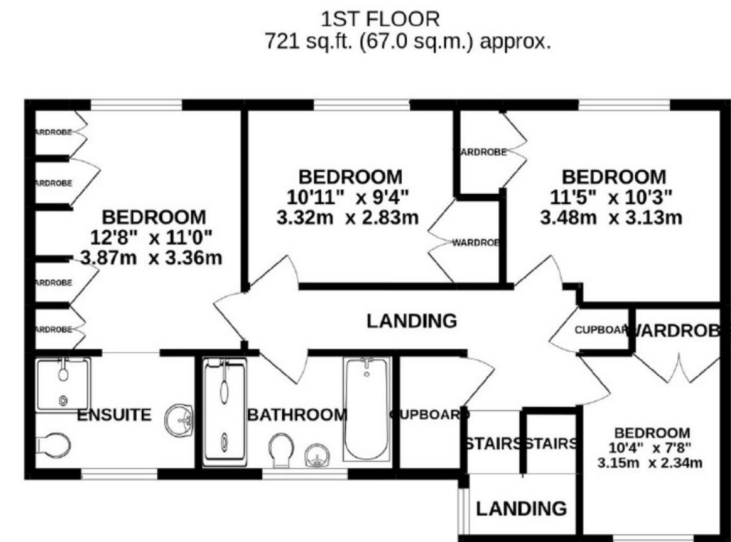
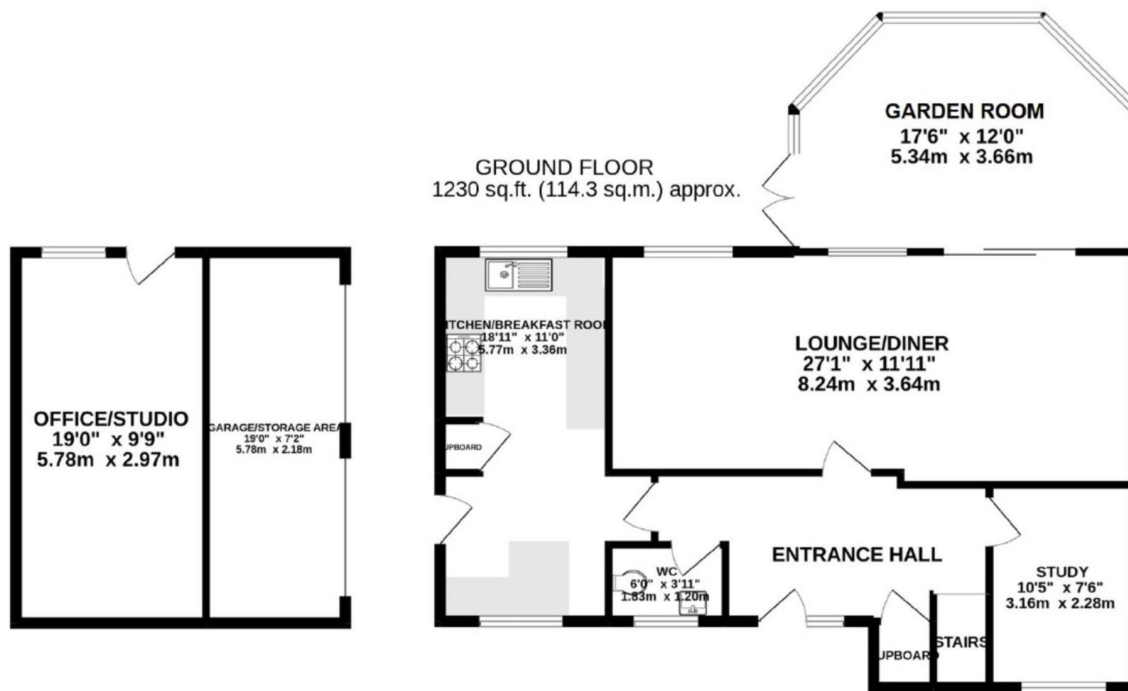
In a garden with so many sights and sounds to enjoy, there can never be too many places to sit and immerse in it. The "lovely tea for two" area at the front of the house and the shaded al fresco' entertaining space under the pergola at the rear, next to the garden room, are just two of the many dedicated areas to this.

The back garden, which faces south west, also incorporates a sun-trap raised patio near the garage. In one corner of the garden there is a summer house. "If the weather is inclement we can sit and have a cup of tea in there and look over the garden." Nearby there is a fire pit area, with borders showcasing ferns, hostas, hellebores and pulmonaria. "Especially in the autumn and winter, it makes a lovely place to sit and toast marshmallows with our granddaughter."

There's a greenhouse area with two square raised vegetable beds and nearby a slightly elevated area where the vendors have created another sitting area. "It faces due west so you can see the setting sun from there and we use it as our gin and tonic terrace."

The back garden has a central lawn with a gravel pathway around it and five paths off, separating the borders. The garden is planted with a wide variety of evergreen and deciduous shrubs, flowers and spring bulbs and there is an established maple tree and a lime green elm. In front of the garden room, behind neat box hedging, there is a cutting garden and hidden in one corner is a greenhouse, potting area and compost area. "That's the engine room of the garden!"





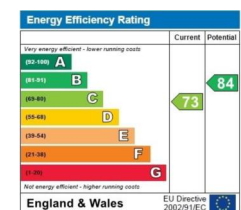
TOTAL FLOOR AREA : 1951 sq.ft. (181.3 sq.m.) approx.

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Postcode: NP16 6HP | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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