



Beverston
Boughspring | Chepstow | Gloucestershire | NP16 7JL

FINE & COUNTRY



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Step inside

Beverston

This spacious, updated farmhouse, positioned almost centrally in its 1.1 acres of gardens and grounds, enjoys a tranquil, elevated setting with magnificent, long-distance views towards the Severn Estuary, the two Severn crossings and beyond.

The recently redecorated and beautifully presented, four-bedroom property is thought to date from the 1920s. It has been sympathetically improved and modernised and now seamlessly blends contemporary luxuries and style with charming features of that era.

It captivated the vendors as soon as they drove up the driveway. "It is in a fantastic position. We wanted a house that is set in its own grounds, something a little bit different, with nice views, easy to maintain and look after and close to neighbours but not overlooked. And not too far from civilisation - we didn't want to have to drive half an hour to pick up a pint of milk!"

On the southern edge of Tidenham Chase heathland nature reserve, Beverston is in an area endowed with fabulous walks and dramatic scenery, close to the Offas Dyke National Trail and some of the Lower Wye Valley's most spectacular viewpoints. Yet this lovely, rural, family home with plenty of outdoor space, is only 2.7 miles from the facilities in the nearby village of Tutshill, which include a butcher's and convenience store as well as a primary school and Dean Close St Johns preparatory school. For more amenities, the market town of Chepstow is 3.5 miles away.

The property is also within easy commuting distance of Newport, Cardiff and Bristol, having good links with the A48, M48 and M4 motorway.

Step inside:-

A long, sweeping drive leads up to grand, decorative wrought iron electric gates, giving access a further drive with rockery beds and lawn on either side. This goes past the house to culminate in front of a double garage, where there is also a parking area for five cars. There is planning permission to demolish the existing garage and erect a replacement with storage/ancillary accommodation (P0023/22/FUL granted February 2022).

A side door leads into an attractive, tiled entrance hallway, where there is a downstairs cloakroom and a large cloaks cupboard. There is also an original entrance door at the front of the property, leading from a wide, wisteria-festooned porch into a formal hallway with a period tessellated tiled floor, from which stairs rise to the first floor.

The stunning, contemporary kitchen/breakfast/family room has a range of hand-painted units with granite work surfaces. There is a large breakfast island, a range of integrated appliances and a double-oven Rangemaster. The engineered oak floor continues into a cosy family area, where original built-in cupboards flank an open fireplace, in which there is a wood burning stove.

A wide opening from the kitchen area leads into a superb, south-facing, conservatory-style dining room, with period stained glass panels in the upper sections of the windows, an engineered oak floor and French doors, opening onto the terrace at the front of the property. This room enjoys a spectacular outlook. "We have two comfy chairs there, where we can sit and enjoy the fantastic views and the sunshine."



Off the main entrance hall is the living room, which has a large bay window to take advantage of the views. This elegant room has a central ceiling rose and moulded ceiling cornicing appropriate to the era of the house. It has fitted carpets and a period fireplace with a cast-iron grate.

The generous ground floor accommodation is completed by a study and a large utility/boot room with tiled flooring and a door to the outside.

Upstairs, the principal bedroom has an amazing outlook from its large bay window. There are contemporary fitted wardrobes and an en-suite with a freestanding bath and a large walk-in shower. This room benefits from underfloor heating. There are radiators in the other rooms and with the exception two of the bedrooms, these are recently installed and of an attractive, Victorian style.

In addition to the principal bedroom, there are three double bedrooms which share a large shower room.

Most of the rooms have exceptional views over the Severn Estuary. Those that don't enjoy a pleasant outlook over the grounds and surrounding farm fields.

The vendors have recently invested in a series of improvements, including loft insulation, electrical rewiring, roof renovations, draught proofing and the installation of double glazing throughout. The only windows which are not double glazed are the decorative stained glass panels along the top of the windows in the dining room.







Step outside

Beverston

Outside, the gardens and grounds are laid out to maximise the impact of the unique, uninterrupted views over the surrounding countryside to the Severn Estuary, distant Severn crossings and beyond. A paved terrace runs the width of the front of the house and on one side it joins onto a raised decking area with glazed balustrade panels. There is an area of level lawn, which then rises to a higher level where there is a strategically-positioned summer house with a small decked area in front of it. There is power and broadband connected and the building is recently repainted and has been given a new roof. This is where the vendor has set up his home office. "Because it is more elevated, it gets the best views of all!"

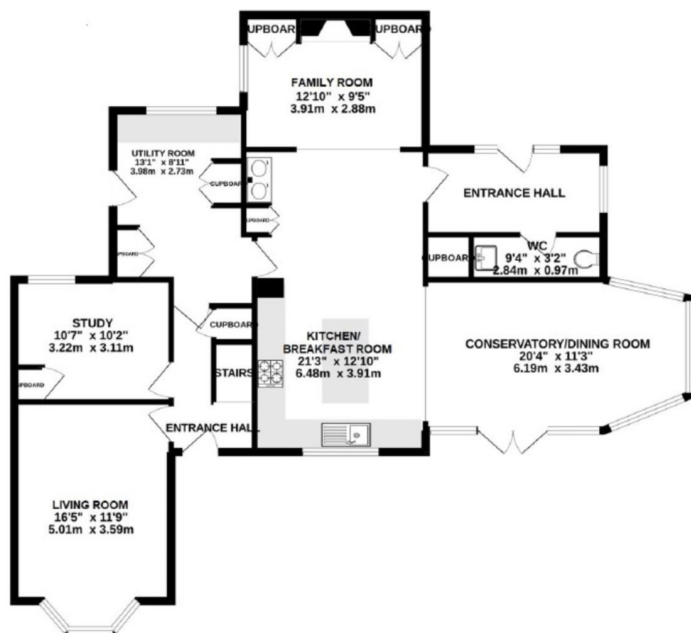
The gardens feature well-established trees, fruit trees and ornamental shrubs including Peonies, Japonica and Magnolia.

DIRECTIONS

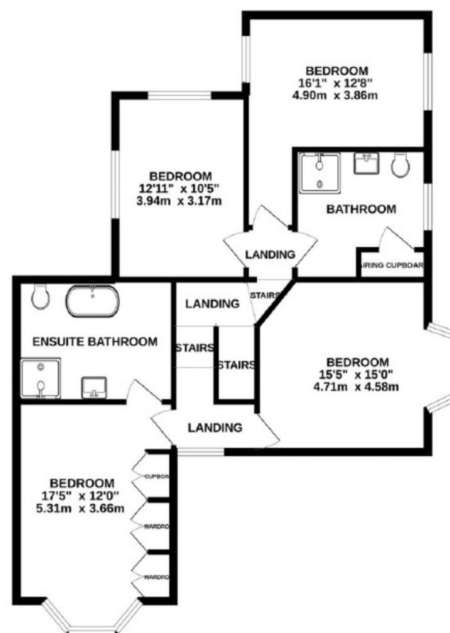
Take the A48 Chepstow to Gloucester road. About half a mile through Chepstow turn left into the village of Tutshill and onto the B4228 signed Forest of Dean, St Briavels and Coleford. Turn right at the double roundabout in Tutshill and follow this road for approx. 2.2 miles taking the lane in the right signed posted bough spring on the left-hand side you will see the driveway entrance for Beverston.



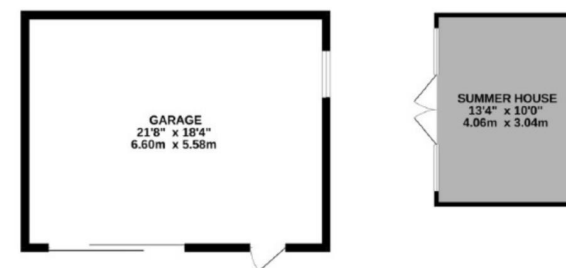
GROUND FLOOR 1
1256 sq.ft. (116.7 sq.m.) approx.



FIRST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



OUT BUILDINGS
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 2917 sq.ft. (271.0 sq.m.) approx.

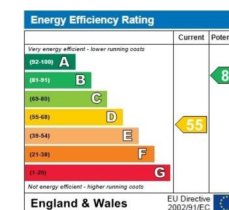
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Postcode: NP16 7JL | Tenure: Freehold | Tax Band: F | Authority: Forest of Dean | Heating: Oil | Drainage: Private



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