



 6  5  4

Wenvoe Mounon Road, Chepstow
offers in the region of £950,000

 **peter
alan**

01291 630876
chepstow@peteralan.co.uk



About the property

A rare opportunity to acquire this beautifully presented and highly individual family residence, ideally positioned in the sought-after area of Mounton Road, Chepstow. Enjoying exceptional privacy and far-reaching countryside views, the property also benefits from a superb self-contained annexe, offering excellent potential for multi-generational living, guest accommodation, or an additional income stream.

The principal accommodation comprises a welcoming entrance hallway, a spacious kitchen/dining room, elegant living room, delightful garden room, family bathroom, and two ground-floor bedrooms, one of which features an en-suite shower room. To the first floor are two further double bedrooms, each with its own en-suite facilities.

Set above and to the rear of the detached double garage, the generous annexe includes a contemporary open-plan living room and fitted kitchen, entrance porch and WC to the ground floor, together with three bedrooms to the first floor, one enjoying an en-suite.

Externally, the property offers a substantial driveway, double garage, and an expansive garden, all perfectly positioned to take advantage of the uninterrupted rural outlook. Ideally located for Chepstow Racecourse and offering excellent road connections, this exceptional home must be viewed to be fully appreciated.

Accommodation

Location

Set within one of Chepstow's most coveted areas, this exceptional location enjoys sweeping views across open countryside and established woodland. Mounton Road delivers the charm and tranquillity of country living while remaining conveniently close to Chepstow town centre, where a comprehensive range of amenities can be found, including well-regarded primary and secondary schools, medical and dental services, and an excellent selection of pubs and restaurants.

The area is particularly well connected, with superb bus, road and rail links. The A48, M4 and M48 motorway networks provide swift access to Newport, Cardiff and Bristol, making the location ideally suited for commuters seeking an idyllic rural setting without compromising on convenience.

Main Property

Entrance Hall

Enter into hallway. Stairs leading to first floor. Doors to living room, kitchen and ground floor bedrooms. Window to side.

Dining Area

11' 5" x 9' 10" (3.48m x 3.00m)
French doors leading to rear garden.
Window to side, Open to kitchen.

Kitchen

9' 7" x 18' 2" (2.92m x 5.54m)
A contemporary kitchen featuring an extensive range of sleek wall and base





units, complemented by a generous breakfast bar. The space is equipped with a one-and-a-half-bowl stainless-steel sink with drainer, a Rangemaster double oven with five-ring gas hob and extractor above, along with integrated appliances including a dishwasher and fridge-freezer. Finished with elegant tiled flooring, the kitchen enjoys wonderful natural light via French doors opening onto the rear garden, as well as a charming barn-style side door providing access to side.

Family Bathroom

Beautifully appointed bathroom comprising a wash hand basin, close coupled WC, and a bath with shower over. Further features include a wall-mounted heated towel rail, coordinated tiled walls and flooring, and a frosted rear-aspect window providing natural light and privacy.

Bedroom Three

20' 6" x 11' 3" + doorway (6.25m x 3.43m + doorway)
Window to front with pleasant views. Fitted storage cupboards. French doors to rear. Window to side. Door to ensuite.



Ensuite

Comprising close coupled WC, wash hand basin and corner shower.

Bedroom Four

9' 9" x 10' 5" (2.97m x 3.17m)
Window to front with pleasant views. Door to storage cupboard.

Lounge

12' 5" x 19' 6" (3.78m x 5.94m)
Featuring elegant wooden flooring and a side-aspect window, this inviting reception space is centred around a charming wood-burning stove set within an attractive brick surround. Double French doors open seamlessly into the garden room, enhancing the flow of natural light and creating an effortless connection to the home's additional living areas.

Garden Room

12' 8" x 12' 8" (3.86m x 3.86m)
An exceptional room boasting elegant wooden flooring and an impressive apex ceiling with exposed timber beams. Windows to all elevations frame far-reaching panoramic views, while French doors open directly onto



the front garden, creating a seamless blend of indoor and outdoor living.

First Floor Landing

Velux window, Doors to bedrooms. Storage into eaves,

Bedroom Two

12' 9" x 13' 4" (3.89m x 4.06m)
Two velux windows. UPVC double glazed window. Wood laminate flooring. Door to ensuite. Built in storage. OPEN TO RESTRICTED HEIGHT STORAGE/PLAY AREA.

Ensuite

Comprising shower cubicle, wash hand basin set in vanity unit, close coupled WC. Radiator. Ceramic tiled flooring.

Bedroom One

21' 3" to robes x 14' 1" (6.48m to robes x 4.29m)
Three windows to front with fantastic views. Two radiators. Fitted wardrobe. Door to ensuite.



Ensuite Bathroom.

Comprising close coupled WC, wash hand basin set in vanity unit, bath with shower over, Wall mounted heated towel rail, Velux window. Ceramic tile flooring.

Annexe

A superb addition to the property is the self-contained annexe, accessed via a well-appointed kitchen fitted with contemporary base units, rolled-edge work surfaces, a one-and-a-half-bowl stainless-steel sink with drainer, built-in electric oven with hob above, space for a fridge, and a Velux window enhancing natural light. The kitchen opens seamlessly into the living area, creating a comfortable and versatile space. A door leads to the porch and a separate WC. Stairs rise to the first floor, where you will find two to three bedrooms, both of which benefit from its own en-suite.

Open Plan Living Room/Kitchen

22' 4" x 17' 4" (6.81m x 5.28m)

Porch

Wc



First Floor

Bedroom

20' 10" max x 12' 3" max (6.35m max x 3.73m max)

Ensuite

Bedroom

5' 7" x 12' 5" (1.70m x 3.78m)

Bedroom

15' 6" x 12' 3" (4.72m x 3.73m)

Garage

18' x 24' 10" (5.49m x 7.57m)

A particularly spacious double garage featuring twin up-and-over doors, fully boarded and plastered interiors, and the benefit of power and lighting throughout. The space is heated via three radiators and includes plumbing for a washing machine, along with a fitted wash hand basin. A side-aspect window provides natural light, while a separate side door offers convenient access to the garden.

Outside

A charming front veranda enjoys elevated views across the surrounding countryside and overlooks a neatly maintained lawned area. The property further benefits



from a private and generously proportioned rear garden, featuring multiple patio terraces, expansive lawns and an array of established fruit trees. To the right-hand side, a block-paved driveway provides ample parking and leads to the garage and adjoining annexe.

Agents Note

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



01291 630876

chepstow@peteralan.co.uk



Ground Floor



First Floor

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 fittings 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

