



ROSCOE ROGERS KNIGHT
Town and country properties

Well Cottage
Brockweir, Chepstow



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Occupying an elevated position in the heart of the Wye Valley is this detached and elegantly presented three-bedroom home. Offering bright and versatile accommodation on a single floor, the property benefits from private parking, enclosed matured gardens and panoramic woodland views.

Asking price of £475,000

Traditionally constructed with a cream painted rendered exterior and inset double glazed uPVC windows and doors set under pitched tiled roofs. Internal features include low voltage downlighters, wooden part glazed and vertically boarded oak doors, exposed stone fireplaces, molded skirting boards, architraves and picture rails and a combination of stone and ceramic tiled flooring. An oil-fired boiler provides domestic hot water and central heating to radiators throughout. No onward chain.

The entrance to the property is via the front sun terrace and through a part glazed door with matching side panels into:

ENTRANCE HALLWAY:

Doors into the following:

LIVING ROOM: 6.55m X 4.70m

An impressively sized principal reception room with windows to the front and

side elevation. Feature brick inglenook fireplace housing "Euroheat" wood burner set on a ceramic tiled hearth with oak mantel above.

FAMILY BATHROOM:

Frosted window to back. A contemporary suite comprising a low level W.C, vanity unit with inset ceramic wash basin, bath with mixer taps and corner shower cubicle with mixer valve and rain shower head on adjustable chrome rail. Chrome ladder style radiator. Tiling to all walls. Roof access trap.

OPEN PLAN KITCHEN/DINING ROOM:

DINING AREA: 2.92m x 3.03m (Average): Double wooden doors accessing front garden and sun terrace. Opening into: **KITCHEN: 3.68m x 5.18m (Average):** Two velux skylights to the side, feature abstract picture window to the back and wooden French doors with matching side panels accessing inner courtyard. "L-shaped" laminate work surfaces with inset single stainless steel sink

and "Bosch" four ring electric hob with feature glass splashback. Wooden cupboards and drawers set under housing "Bosch" oven, dishwasher and "Worcester" boiler. Matching wall mounted cupboards with spotlights along one wall and space for fridge/freezer. Door into:

INNER HALLWAY:

Window to back. Roof access trap. Two storage cupboards with wooden slatted shelving.

BEDROOM ONE: 3.12m x 3.05m (10'3" x 10'0")

Window to the front elevation capitalising on the surrounding countryside views. Integrated mirrored wardrobe with hanging rail, shelving and storage. Double doors into:

EN-SUITE:

Frosted window to front. Contemporary suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and corner shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator. Tiling to all walls.

BEDROOM THREE: 3.40m x 3.09m (11'2" x 10'2")

Window to front elevation with pretty garden views. Integrated mirrored wardrobe with hanging rail, shelving and storage.

BEDROOM TWO/SITTING ROOM: 4.04m x 3.41m (13'3" x 11'2")

Window and part glazed door to the front accessing sun terrace. Stone inglenook fireplace housing a decorative wood burner set on a stone hearth with extraction fan above.

OUTSIDE:

To the front and over the lane there is a gravelled parking bay with space for up to four vehicles. A gently sloping and extensive lawned area with well stocked herbaceous and planted borders, interspaced with flowers, shrubs and fruits trees enclosed on three sides by a low-level stone wall. A paved sun terrace wraps around two sides of the property with raised seating areas all of which capitalise on the surrounding woodland and countryside views. To the right you will found a lawned area and further interspaced shrubs and plants with a graveled pathway accessing the back of the property, oil tank and wooden constructed log storage shed. Steps down to the inner courtyard, ideal for alfresco dining and enclosed on all sides by a stone wall.

SERVICES:

Mains electricity and water. Private drainage and oil central heating system. EPC rating E. Tax Band E.

DIRECTIONS:

Leave Monmouth via the Wye Valley road and continue through the villages of Redbrook and Llandogo. Turn left over Brockweir Bridge. After crossing the bridge take the second left hand turning. Continue on this road for a short distance (0.2 miles) and Well cottage will be found on the right.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



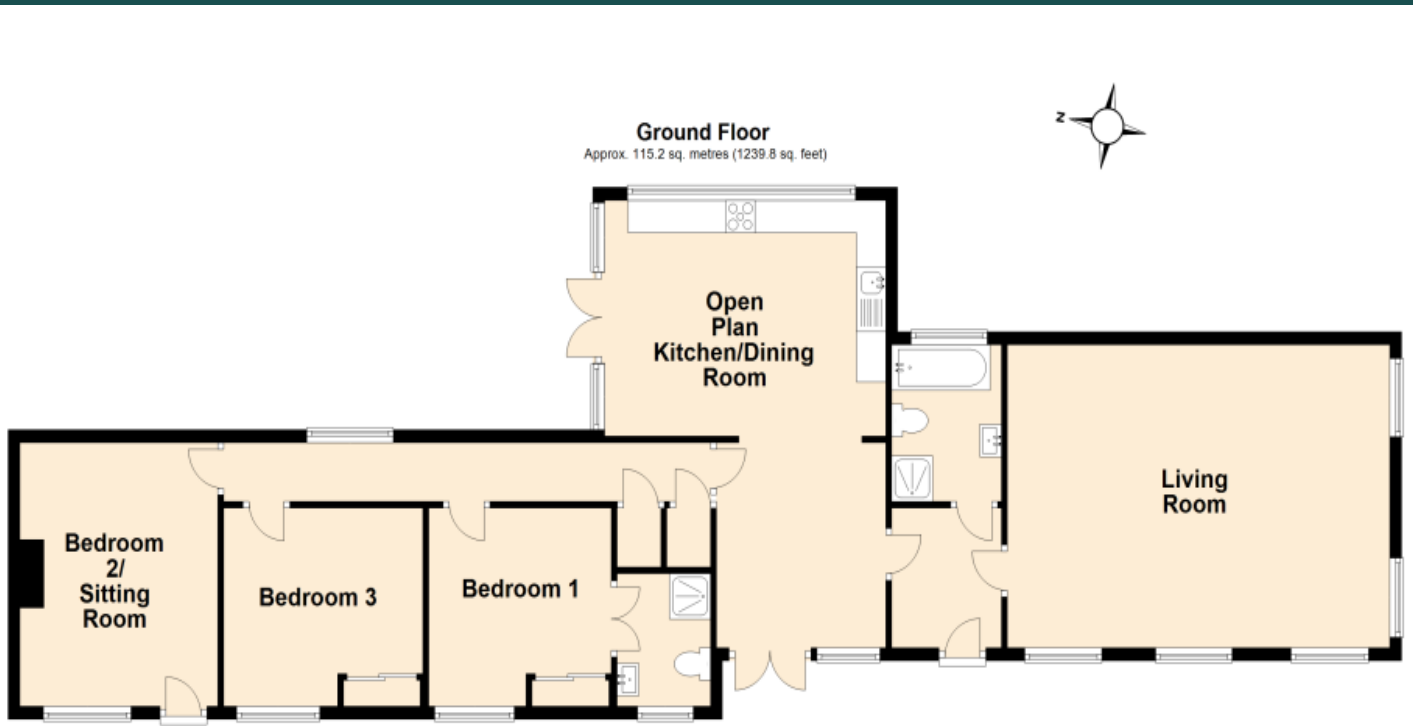


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Total area: approx. 115.2 sq. metres (1239.8 sq. feet)

