



2 Lime Way
Tutshill | Chepstow | Gloucestershire | NP16 7FQ

FINE & COUNTRY



Step inside

Guide price £550,000

Located in this popular new development on the outskirts of Chepstow, this immaculately presented 'Witney' style five bedroomed three storey family home occupies a generous plot and offers spacious accommodation comprising, on the ground floor, living room, kitchen/breakfast room open to family room, separate dining room, ground floor cloakroom. On the first floor there two double bedrooms plus study/single bedrooms (master bedrooms with walk-through dressing room and en-suite shower room) plus family bathroom. The second floor benefits from two further double bedrooms (one with en-suite shower room). There is a large double garage with ample driveway for four cars together with level lawned rear garden.

The village of Tutshill is within the parish of Tidenham and is located on English side of the River Wye situated on the edge of historic town of Chepstow. The name derives from the ruined 'tut' a local term for a watchtower, which overlooked the River Wye and its ancient crossing point, over looked by the impressive Chepstow Castle.

The historic market town of Chepstow offers local shopping facilities including both national stores and small local boutiques as well as a leisure centre, bars and restaurants. The area also offers an abundance of footpaths, tracks and walking routes across the Wye Valley and the nearby Offa's Dyke path. This executive home is within excellent commuting distance of Bristol, Cardiff and Newport and is just 3 miles from Junction 2 of the M48 Motorway.

ENTRANCE HALL

Amitco flooring. Stairs to first floor.

CLOAKROOM

Ceramic wash hand basin with mixer taps and wc. Amitco flooring. Towel radiator.

LIVING ROOM

4.30m x 3.53m (14'1" x 11'7")

Bay window to the front overlooking the landscaped front garden

DINING ROOM

5.17m x 2.78m (17'0" x 9'1")

Bay window to front. Amitco flooring.

KITCHEN / BREAKFAST ROOM

4.86m x 4.73m (15'11" x 15'6")

Impressive light and spacious room with large island with granite worktops, white modern fitted kitchen units with stainless steel integrated appliances. The kitchen benefits from many upgrades which give a luxury finish. Rooflights and French doors and windows to rear garden. Open to:-

FAMILY ROOM

3.52m x 2.85m (11'7" x 9'4")

French doors leading to the rear garden and patio seating area.



Stairs to FIRST FLOOR and LANDING

MASTER BEDROOM

3.66m x 3.50m (12'0" x 11'6")

Window to the front. Open to:-

WALK-THROUGH DRESSING ROOM

2.62m x 1.80m (8'7" x 5'11")

With mirrored wardrobes either side. Door to:-

EN-SUITE SHOWER ROOM

Large walk-in shower enclosure with glass screen, wc and wash hand basin. Wall tiling. Chrome towel rail.

BEDROOM TWO

4.96m x 2.81m (16'3" x 9'3")

Front double-glazed windows. Fitted carpet. Radiator.

BEDROOM FIVE / STUDY

2.86m x 2.30m (9'5" x 7'7")

Rear facing double glazed window. Fitted carpet. Radiator.

FAMILY BATHROOM

Large walk-in shower enclosure, wc, pedestal wash hand basin, panelled bath with mixer tap. Wall tiling.





Stairs to SECOND FLOOR and LANDING

BEDROOM THREE

5.65m x 4.46m (18'6" x 14'8")

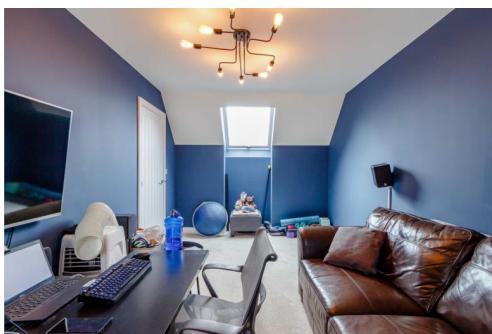
Fitted carpet. Dormer window to front Velux window to rear.



BEDROOM FOUR

5.73m x 2.86m (18'10" x 9'5")

Fitted carpet. Dormer window to front Velux window to rear.



Step outside



The front of the property is approached via a paved path with lawned gardens either side and shrub borders. The driveway lies to the side, providing parking for approximately four vehicles, in front of the large double garage with up and over doors.

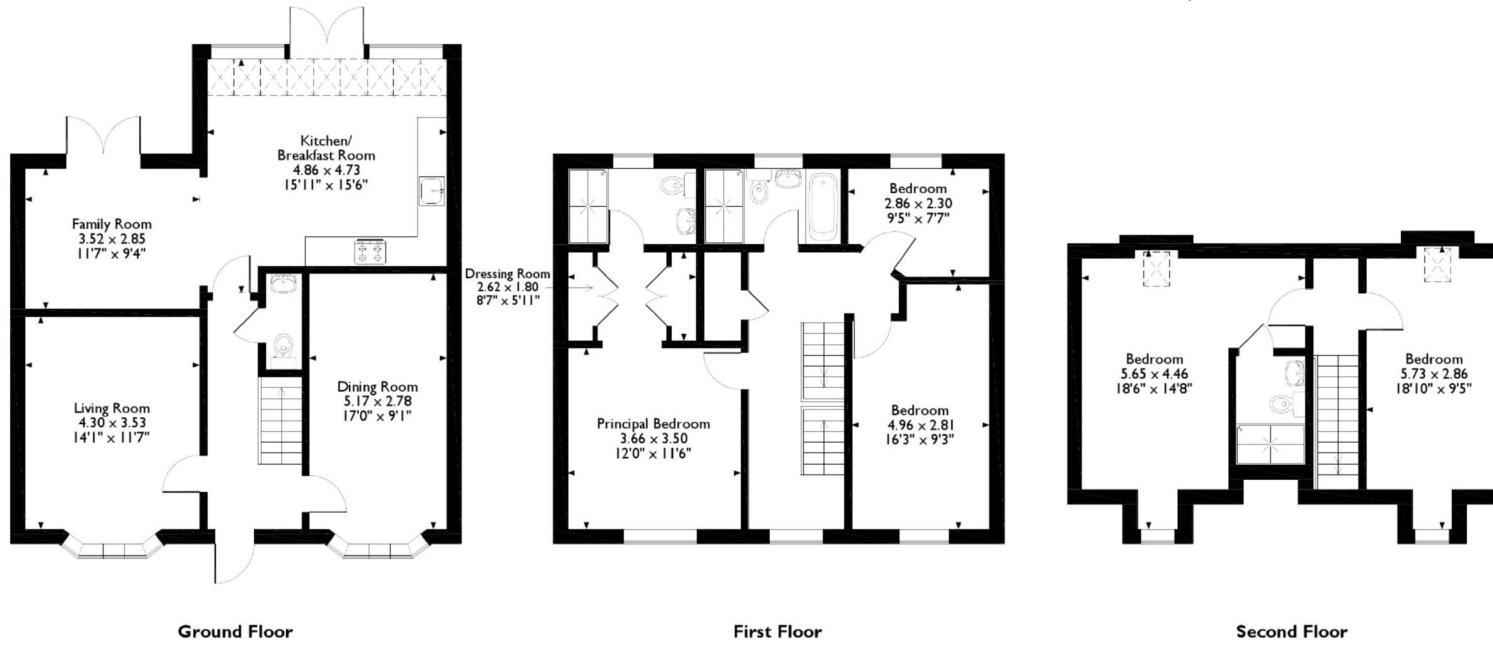
To the rear of the property is a level lawned garden with a patio area, ideal for al-fresco dining. Raised vegetable planter. Lean-to greenhouse and timber garden shed.

DIRECTIONS

Leaving Chepstow on the A48 towards Gloucester proceed over the bridge over the River Wye, turn left onto the B4228 signposted towards Tutshill. Take the first right onto Ash Crescent and first right and the property can be found towards the end of the development on the right-hand side.



2 Lime Way, Tutshill, Chepstow, Gloucestershire
 Approximate Gross Internal Area
 177 Sq M/1904 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP16 7FQ | Tenure: Freehold | Tax Band: F | Authority: Forest of Dean | Heating: Gas | Drainage: Mains

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(89-91)	B		86
(80-88)	C		
(75-89)	D		
(70-54)	E		
(51-38)	F		
(1-30)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



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