



31 Grange Park  
St. Arvans | Chepstow | Monmouthshire | NP16 6EA

# STEP INSIDE

## 31 Grange Park

Impressive five-bedroomed, modern, executive-style detached home within a peaceful, desirable village surrounded by rolling countryside, with excellent transport links. Perfect for families seeking more space and those looking to work from home, this property sits within approximately 0.3 of an acre and has a large driveway with off-road parking and a double garage.

### Step inside:

Located on a corner plot in a cul-de-sac, this handsome and flexible home is designed for modern living. The front door, which lies beneath a porch, leads into a spacious hallway with attractive wood laminate (CHECK) flooring.

A glass-paned door provides access to the large sitting room, which has a stone-built feature fireplace and flame-effect gas fire for cosy evenings in. The bow window with leaded lights looks out over the front lawn.

The dining room sits across the hall and is large enough to accommodate a six-seater table. It has a laminated wooden floor and looks out over shrubs in the front garden.

The large kitchen/breakfast room sits at the end of the hall and is a cook's dream, fitted with elegant white, wipeable cabinets offering plenty of storage space, topped with a robust and easily cleanable work surface. Integrated appliances include an oven, hob and dishwasher and there's a large sink with a drainer and mixer tap.

There's space for a breakfast table and the floor is laid with attractive textured tiles. Windows frame views over the side and back gardens. Close to the kitchen is a useful utility room with a sink, space for a fridge-freezer and plumbing for a washing machine. A downstairs WC sits off the hallway.

Double glass-panelled doors lead from the sitting room to a cosy snug, in which the current owners have placed a small bar. A glazed double doorway leads into a sunny half-hexagonal conservatory that looks out over the spacious back garden and allows plenty of natural light to flood into this part of the house.

An iron and wood spiral staircase in the corner of the snug leads to large room that's currently used as a games area but which could be turned into a fifth bedroom. Close by is a large room with a sauna and jacuzzi bath and there's plenty of storage space in the eaves.

The hall staircase leads to four double bedrooms, two with views over the back garden and two looking out over the front lawn. The principal bedroom has its own en suite. There's also a large luxury family bathroom with a roll top bath, walk-in shower and attractive tiling.

The double garage covering 384 sq ft (36 sq m) is built into the house and accessed through two large doors.











# STEP OUTSIDE

## 31 Grange Park

### Step outside:

31 Grange Park sits within 0.3 acres of grounds, with generous lawns in front, around the side and behind the property. There's a large patio running immediately behind the house with steps leading to the upwardly sloping back lawn, a section of which is planted with conifers, mature shrubs and trees to create two sections, the further of which has a summer house. There's also a substantial patio, ideal for al fresco dining, and a greenhouse to the side of the property.

The ample driveway in front of the double garage offers plenty of room for off-road parking. The position of the house means its back windows look out over rolling countryside beyond.

### Location and situation

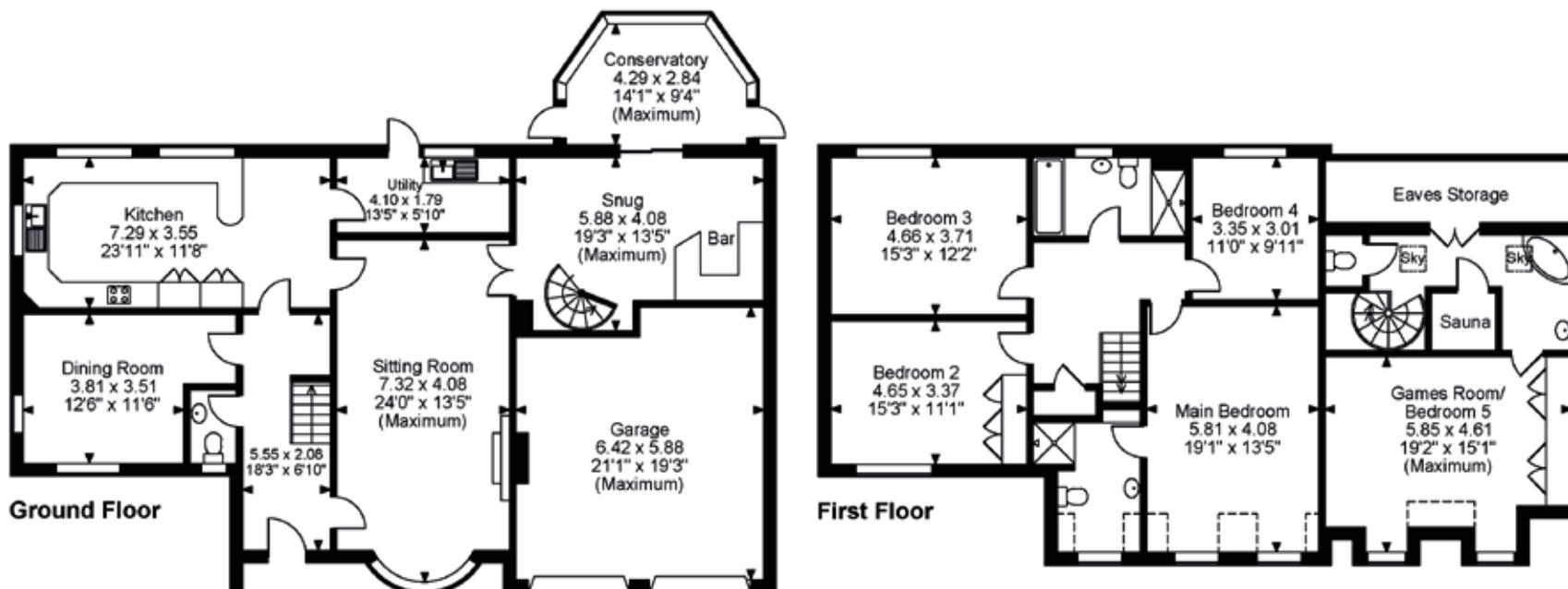
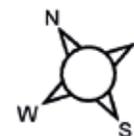
St Arvans is a desirable Wye Valley village set within rolling countryside. It's peaceful and long-established, with a church, public house/restaurant and a village shop. St Arvans is located approximately 2.4 miles from the historic town of Chepstow, which has a bustling high street that includes an M&S food stall and range of cafes, bars, restaurants and shops, along with independent and state schools and a racecourse. There's a segregated cycle path between St Arvans and the edge of Chepstow.

The rail station at Chepstow runs direct trains to London and the M48 motorway provides easy access to Cardiff and Bristol. Other nearby towns include Raglan (10.9 miles), Usk (12.3 miles) and Monmouth (13.5 miles). Both Usk and Monmouth have independent schools.

The grounds of Piercefield House are located on the edge of St Arvans and the village is close to the the Wye Valley and Forest of Dean, all offering plenty of leisure opportunities.

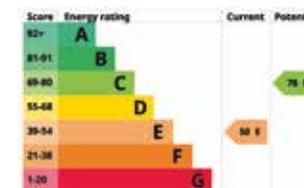


**Grange Park, St. Arvans, Chepstow**  
**Approximate Gross Internal Area**  
**Main House = 2868 Sq Ft/267 Sq M**  
**Garage = 384 Sq Ft/36 Sq M**  
**Total = 3252 Sq Ft/303 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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Tenure: Freehold  
 Council Tax Band: H



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