



LARKS RISE GOWER LANE

Woodcroft ♦ Nr Chepstow



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Nr Chepstow ♦ Gloucestershire ♦ NP16 7PZ

Delightful 4 bedroom detached cottage of great charm situated in the sought-after location of Woodcroft near Chepstow with far-reaching rural views. Larks Rise stands in generous landscaped grounds, with off road parking, entertainment patio and cottage garden, greenhouse, workshop/ store room, vegetable garden

- ♦ 4 bedroom detached character cottage
- ♦ Family kitchen/dining room
- ♦ Lounge with feature fireplace and wood-burning stove
- ♦ Conservatory overlooking the landscaped gardens
- ♦ Utility room & Ground floor WC
- ♦ Master bedroom with En-suite
- ♦ Family bathroom
- ♦ Workshop/store/outbuildings

Chepstow 2 miles, Bristol 20 miles
Newport 21 miles, Gloucester 29 miles
(All distances are approximate)

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LOCATION

Situated in the sought-after village location of Woodcroft, yet easily accessible to Chepstow, Bristol, Newport, Gloucester. Historic Chepstow has a full range of amenities including excellent schools, shops including Marks & Spencer & Tesco superstores and easy access to a wealth of beautiful Wye valley outdoor activities. Local amenities at neighbouring Tutshill include doctors' surgery, award-winning butcher, shop and church. Nearby schools include Tutshill C of E primary school, Wyedean comprehensive school and St John's on the Hill preparatory school.

DESCRIPTION OF PROPERTY

Charming 4 bedroom detached cottage, situated in a desirable village of Woodcroft. Generous gardens, vegetable area, orchard, off road parking. Updated but retaining many character features.

Entrance porch

Family kitchen/dining room

Lounge with feature fireplace

Conservatory overlooking gardens

Dual-aspect study

Large utility/boot-room

Ground floor WC

4 bedrooms

Master bedroom has En-suite shower room

Family bathroom with modern white suite

OUTSIDE

Generous parking area, leading to the large rear garden with seating and patio areas, 2 pergolas, lawn area and abundance of well stocked borders and beds. Vegetable garden, greenhouse and substantial garden shed. Beautiful far-reaching views over neighbouring fields.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating and hot water

FIXTURES AND FITTINGS

Only those items mentioned in these sale particulars are included in the sale. Others may be made available by separate negotiation.



Total area: approx. 143.6 sq. metres (1545.2 sq. feet)



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Proclamation

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The photographs show only certain parts of the property as they appeared at the time when they were taken. Floor plans within this brochure are a sketch for illustrative purposes and are intended as a guide only. Areas, measurements and distances given are approximate only. Planning and building regulations or listed building consent: Any reference to alterations, or use of any part of the property does not mean that any of these have been obtained. We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and safety checks prior to operation before finalizing their offer to purchase.

