H&H
HOUSE & HOME
PROPERTY AGENTS



14 Birch Grove

Tutshill, Chepstow, NP16 7FH

£569,950

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Description

A superbly presented four-bedroom detached family home, built by the highly regarded Butler Wall, occupying a desirable position within the ever-popular village of Tutshill.

Birch Grove offers everything you could wish for in a modern family home, combining generous and well-planned accommodation with excellent living space, a lovely landscaped rear garden and the added benefit of a small onward chain.

The property is approached via an open porch, leading into a welcoming entrance hall. The ground floor is particularly impressive, with a superb open-plan kitchen/dining/family room providing the perfect heart to the home. This is a wonderful space for everyday family life, as well as entertaining friends and family, with direct access onto the sunny and private rear garden. A separate utility room provides useful additional space, while glazed doors lead through to the bay-fronted living room, creating a lovely balance between open-plan living and a more traditional reception room. A separate study completes the ground floor, ideal for those working from home or requiring additional flexibility.

Upstairs, the generous accommodation continues with four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while bedrooms two and three both feature built-in wardrobes. A family bathroom serves the remaining bedrooms.

Outside, the property continues to impress. The rear garden has been thoughtfully landscaped to create an attractive, private and sunny outdoor space, designed with ease of maintenance in mind. It provides an ideal setting for relaxing, entertaining or simply enjoying the warmer months.

To the side, there is a detached garage fitted with a remote-controlled electric roller door, together with a spacious block-paved driveway providing ample off-road parking. The driveway is particularly generous and offers the potential to accommodate a caravan or motorhome, subject to individual requirements.

An excellent opportunity to purchase a substantial detached family home in one of the area's most sought-after villages, offering versatile living accommodation, four double bedrooms, a landscaped garden and generous parking.

The vendors are looking to purchase a new-build property, meaning there is the benefit of a small onward chain, with the potential for a straightforward move.

Situated in the village of Tutshill, this property benefits from local amenities such as a convenience store, family-run butchers and a café. Excellent schools and picturesque countryside walks are also nearby. The pretty market town of Chepstow is just a short distance away, offering a wider range of facilities. With convenient bus and rail links, as well as excellent road networks, larger towns and cities are easily accessible for commuting purposes.

Reception Hall

Open porch leading to composite panelled door with double glazed inserts leading to the reception hall. Under stairs storage with light. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

Kitchen Dining Family Room

30'8" x 10'4" (9.36 x 3.17)

A superb open plan room with good quality wood effect flooring throughout. The kitchen area is fitted with a matching range of base and eye level shaker style storage units all with granite work surfaces over and complimentary up stands. Twin belfast sink and chrome mixer tap. Built in double fan assisted electric oven. Four ring induction hob set into work surface with glass splash back and stainless steel extractor hood and lighting over. Integrated dishwasher. Fridge and Freezer plus drinks fridge. Breakfast bar. Panelled radiator. Two UPVC double glazed windows to rear elevation. UPVC double glazed french doors and windows off the dining area to the rear landscaped garden. Glazed doors to living room. Door to utility room.

Utility Room

Shaker style base unit. Stainless steel sink and chrome mixer tap set into granite work surfaces with complimentary up stands. Cupboard housing wall mounted gas combination boiler. Good quality wood effect flooring. Panelled radiator. UPVC double glazed and panelled door to driveway.

AGENST NOTE: The gas fired combination boiler has separate ground floor and first zones making best use of energy consumption. This system can also be controlled remotely via a smartphone.

Living Room

15'9" into bay x 12'0" (4.82 into bay x 3.66)

Power and aerial point for wall mounted TV. Two panelled radiators. UPVC double glazed sash bay window to front elevation.

Study

13'9" x 11'2" (4.21 x 3.42)

Panelled radiator. UPVC double glazed sash window to front and UPVC double glazed window to side elevations.

Ground Floor W.C.

Inset spotlighting and extractor. Pedestal wash hand with chrome mixer tap and mirror splash back. Low level W.C. with concealed cistern and push button flush. Tile effect flooring. Chrome towel radiator.

First Floor Stairs and Landing

Access to loft inspection point. Useful storage cupboard. Doors off.

Bedroom One

14'11" x 12'11" (4.57 x 3.96)

Panelled radiator. UPVC double glazed sash windows to front elevation. Door to en-suite shower room.

Tel: 01291 418418

En-Suite Shower Room
Inset spotlighting and extractor. Low level W.C. with concealed cistern and push button flush. Wash hand basin with chrome mixer tap. Shaver point. Double enclosure with mains fed shower. Part tiling to walls. Tiled floor. Opaque UPVC double glazed sash to front elevation .

Bedroom Two
11'7" x 11'0" (3.55 x 3.36)
Built in wardrobes. Panelled radiator. UPVC double glazed sash window to front elevation.

Bedroom Three
10'2" x 10'1" (3.12 x 3.08)
Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Four
10'6" x 8'11" (3.22 x 2.74)
Built in wardrobes. Panelled radiator. UPVC double glazed sash window to rear elevation.

Bathroom
Inset spotlighting and extractor. Low level W.C. with concealed cistern and push button flush. Wash hand basin with chrome mixer tap. Shaver point. Oversized enclosure with mains fed shower. Bath with chrome mixer taps. Part tiling to walls. Tiled floor. Opaque UPVC double glazed to rear elevation .

Garage and Parking
20'0" x 15'1" (6.10 x 4.60)
Generous garage with remote roller door. Power points and lighting. Block paved driveway with ample parking for several vehicles or caravan or motorhome depending on size.

Garden
The beautifully landscaped rear garden enjoys a desirable south-westerly aspect, making the most of the sunshine throughout the day, while offering a good degree of privacy. Thoughtfully designed by the current owners, the garden provides an attractive yet low-maintenance outdoor space, with a pleasing combination of paved patio areas, decorative stone chippings and raised beds. Well-stocked beds borders feature a variety of plants and seasonal planting, creating year-round colour, greenery and interest.
To the side of the property is a useful storage area, together with a pedestrian gate providing convenient access to the driveway and detached garage.

Material Information
Tenure - Freehold
Council Tax Band - E
Mains gas. Mains electricity. Mains water. Mains drainage. Gas fired combination boiler with separate ground floor and first zones making best use of energy consumption. This system can also be controlled remotely via a smartphone.
Construction - We are informed the property is brick exterior and timber frame.
Service charges - Estate management charge was £276.00 for 2026 payable monthly or 6 monthly.
Broadband and mobile coverage.
Please check the Ofcom website for broadband and mobile coverage: https://checker.ofcom.org.uk/
AI enhanced images - The weather and/or sky in some of the photographs has been digitally enhanced for marketing purposes. The property itself has not been digitally altered, and the images remains representative of the property.

Anti Money Laundering
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.









Road Map



Hybrid Map



Terrain Map



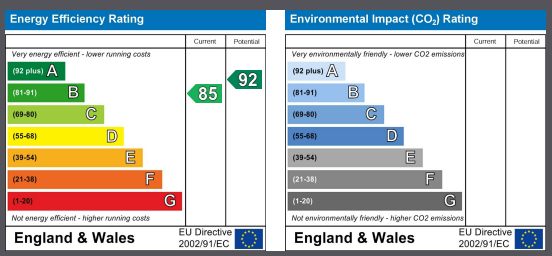
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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