



Flat 1, Ashfield House

Mount Pleasant, Hardwick Hill Chepstow, NP16 5PT



Flat I, Ashfield House

Mount Pleasant, Hardwick Hill

Chepstow, NP16 5PT

- Grade II Listed apartment
- Spacious ground floor accommodation
- Two double bedrooms
- Lounge/diner with period features
- Fitted kitchen and utility room
- Large cellar/storage space
- Private and communal gardens
- Garage and allocated parking
- Exclusive elevated setting with panoramic views
- Walk distance to the town centre and transport links

Guide Price
£249,950

Unit 6 Manor Way, Library Place, Chepstow,
Monmouthshire, NP16 5HZ
chepstow@david-james.co.uk
Tel 01291 626775
www.david-james.co.uk

Description

Situated within an impressive Grade II Listed Georgian building, this spacious ground floor apartment is conveniently located close to Chepstow town centre. The accommodation comprises a generous lounge/diner, fitted kitchen, separate utility room, two double bedrooms, shower room, and a substantial cellar offering excellent storage and potential for further use, subject to the necessary consents. Outside, the property benefits from a private walled garden, beautifully maintained communal gardens, an allocated garage, external storage and allocated parking.

Situation

Just a short walk from the centre of the historic town of Chepstow where you can find an extensive array of facilities including, supermarkets including Marks and Spencer & Tesco, schooling at Chepstow Comprehensive and The Dell Primary School, doctors surgeries, dentists, Chepstow community hospital, shopping facilities, leisure centre, bars and restaurants and the immediate environs offer wonderful footpaths which straddle the Wye Valley including the Offa's Dyke footpath and the Forest of Dean close by. Other nearby recreational facilities include golf courses and horse racing. The M48 Severn Bridge is just one mile away, enjoying excellent access eastbound via the M48/M4 to Bristol and Parkway Railway Station and the M4/M5 interchange and London, westbound to Newport and Cardiff. Chepstow railway station provides regular rail links, whilst the bus station provides local services and links to Cardiff, Swansea and London Victoria.

Accommodation

Enter via the entrance porch into the reception hall, with access to the inner hallway leading to the principal rooms of the apartment. The impressive lounge/diner is a particularly attractive reception space, featuring an original sash window enjoying far-reaching views, a character fireplace, and direct access to a private patio, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen offers a range of wall and base units with integrated appliances, including an electric oven, hob, dishwasher and fridge/freezer. A separate utility room provides additional storage, space for laundry appliances, and houses the gas-fired combination boiler, with a door leading to the private walled garden. Bedroom One is a comfortable double room overlooking the garden and benefits from a built-in wardrobe. Bedroom Two is also a well-proportioned double bedroom and enjoys the

advantage of a walk-in wardrobe. The shower room, fitted with a three-piece suite, is accessed from the hallway and serves both bedrooms. A staircase leads down to a substantial cellar comprising three storage cellar rooms. Equipped with power and lighting, this versatile space offers excellent storage and provides exciting potential to create additional living accommodation, subject to the necessary consents and building regulations.

Outside

The property benefits from a private enclosed walled garden, designed for ease of maintenance with a patio seating area and mature shrubs, providing an attractive space to enjoy the outdoors. Residents also have the use of beautifully maintained communal gardens with seating areas and far-reaching views towards the Severn Estuary. Further benefits include an allocated garage with power and lighting, an external storage cupboard and an additional allocated parking space.

Tenure

Leasehold - You are advised to have this verified by your legal advisors at your earliest convenience.

Services

The property benefits all mains services. EPC Rating D.

Local Authority

Monmouthshire County Council. Council tax band D.

Viewing

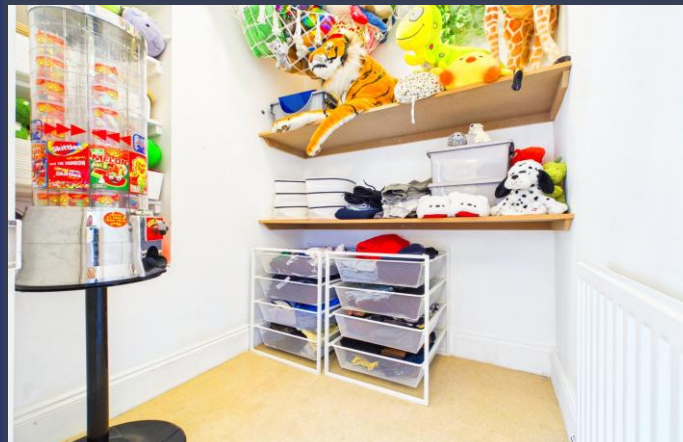
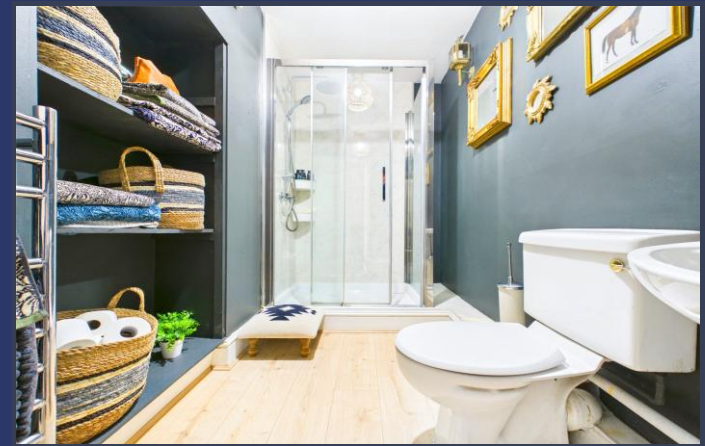
Strictly by appointment with the Agents:
David James, Chepstow

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

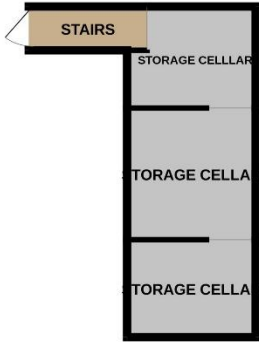
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



CELLAR
230 sq.ft. (21.3 sq.m.) approx.

GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1454 sq.ft. (135.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

