



THE GROVE

Catbrook Road, Catbrook, Gwent, NP16 6NQ



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*A delightful country home in the heart
of the Wye valley*

- Detached period country house
- Enclosed grounds of 1.45 acres
- 4 reception rooms
- Study
- Kitchen/Breakfast Room
- Utility and Cloakroom
- 5 Bedrooms, 3 bathrooms (Including guest/staff annexe)
- Triple Garaging and gated driveway
- Further land available by separate negotiation
- EPC Rating = G





Description

Located in a blissfully quiet, rural village set high above Tintern on the favoured western side of the Wye Valley, an Area of Outstanding Natural Beauty, The Grove is a substantial country home that offers privacy combined with the comfort and convenience of a friendly village community. Built to be the principal house in the village, the home has been the subject of extensive renovations during the current owners 12 year ownership and the home represents a rare opportunity to secure one of the region's more notable and desirable residences.

Approached via a generous gated driveway, recently laid with attractive shingle gravel, there is parking for six to seven vehicles in addition to the attached, triple garage. The grounds extend to 1.45 acres and it is worth noting that there may be scope to purchase further land by way of separate negotiation. The home features a wealth of character, enhanced by the plethora of natural wood finishes including a superb herringbone floor that runs throughout the ground floor and the Arts and Crafts inspired staircase leading off the magnificent hallway. The beautiful reception rooms each come into their own at different times of day – the morning room is flooded with natural light on both the east and south orientation, the dining room is equally spacious but retains a more intimate feel and the 21 ft, dual aspect drawing room is open to a further sitting room; clearly once two rooms but now a lovely inter-joining area for entertaining family and friends. The current owners had plans to extend the kitchen and in conjunction with the adjoining breakfast room, this is one area of the house that still offers scope for re-modelling and improvement. This will be a matter of personal preference for the subsequent buyer but there are various options (subject to planning approval) including knocking through into one of the adjacent garages. The house offers five bedrooms and three bathrooms in total, two of these bedrooms being in the adjoining two storey guest wing. With its dedicated reception room and adjacent store, (a room that could easily be converted to a kitchen), it would make perfect accommodation for staff or an independent family member. The elegant bathrooms have been designed in both classical and art deco styles with free standing cast iron baths, twin hand basins and an open rain shower.





The house sits exceptionally well in its large grounds and a series of independent, “outdoor rooms” have been created on different sides of the property. A large sweeping lawn is bordered by superb specimen trees and there is a gently flowing brook on the southern most boundary. Perfectly placed to capture the late afternoon and evening sunshine, the gravelled terrace is ideal for barbeques and there is a further sheltered seating area surrounded on three sides, located directly off the breakfast area. The ideal spot for enjoying breakfast and morning coffee in the warmer summer months. The garden that rises to the rear is bounded by a shady wooded dell with a further dedicated children’s play area and the lawn is interspersed with an array of clipped Yew’s, Laurels and flowering Cherry. Much of the appeal of these gardens are that whilst designed for easy maintenance, they are not overly manicured and perfectly complement the nature of the surrounding countryside.

Situation

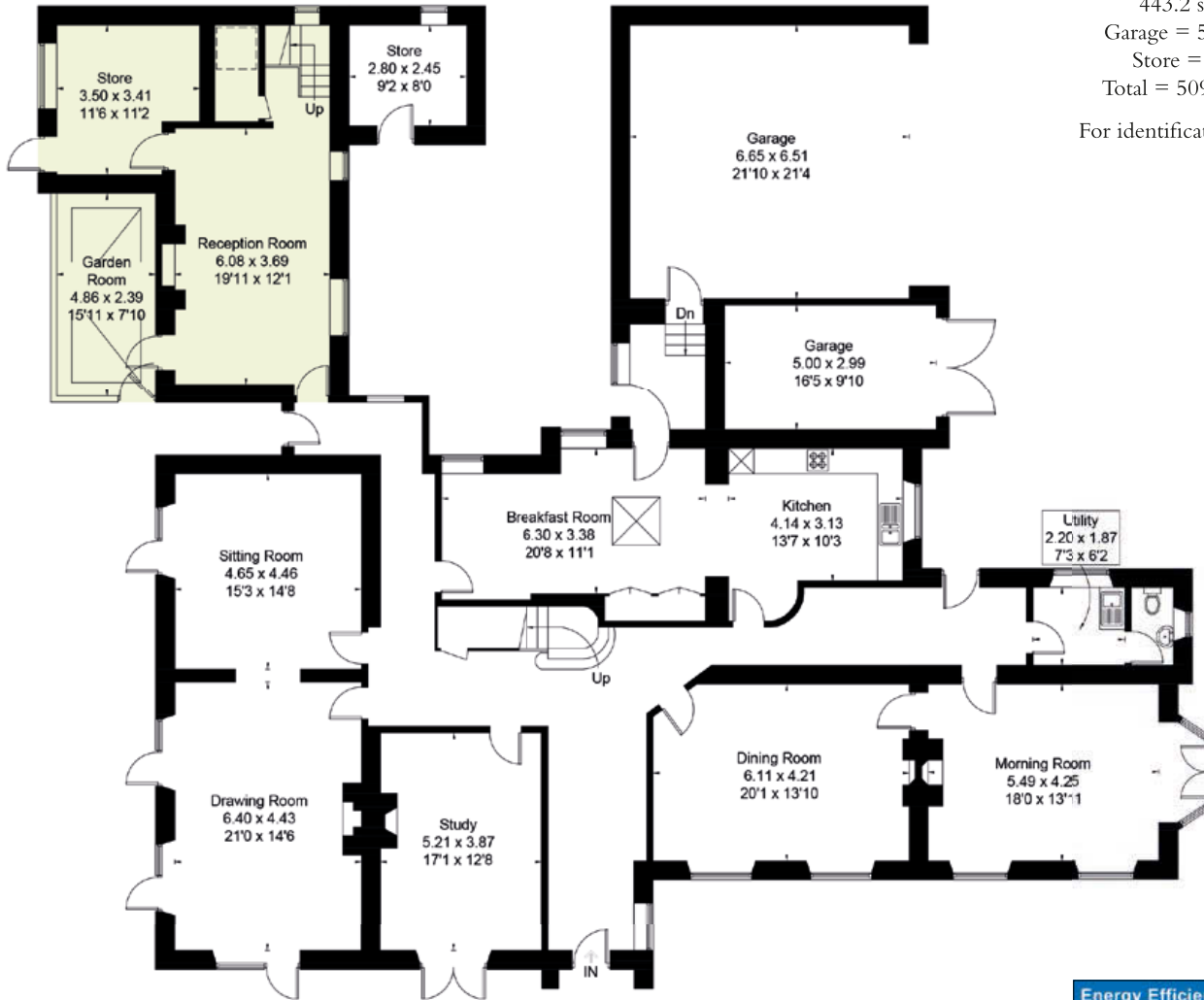
Catbrook is a quiet, rural village in a designated area of outstanding beauty. There is a primary school nearby and highly rated private and state schools for all ages in Chepstow and Monmouth. Stunning walks and rides meander throughout the Wye Valley and picturesque Tintern Abbey is close by with a choice of small cafe bars and restaurants. Monmouth and Chepstow Town offering an array of boutique shops, restaurants, cafe bars and high street supermarkets including Waitrose and Tesco. The M50 provides swift access towards Midlands and the North, and Chepstow gives you direct access to the M4 towards London or Cardiff.



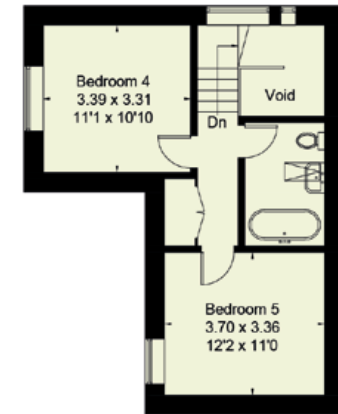
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Gross Internal Area (approx) =
443.2 sq m / 4770 sq ft
Garage = 59.3 sq m / 638 sq ft
Store = 7 sq m / 75 sq ft
Total = 509.5 sq m / 5484 sq ft

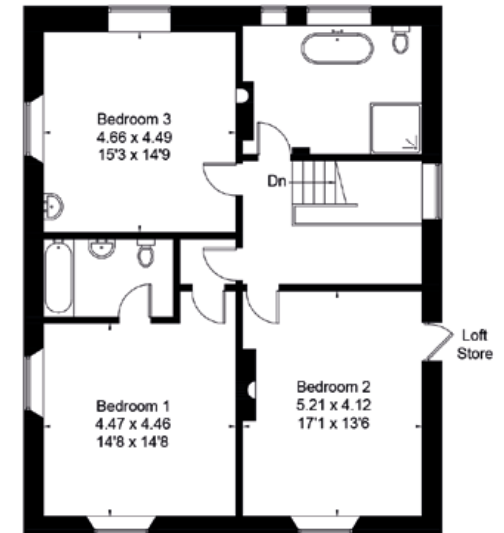
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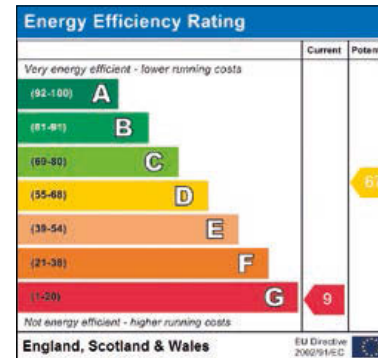
Ground Floor



First Floor



First Floor



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Please note that there has been some landscaping and planting of the grounds since the aerial photograph was taken.



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