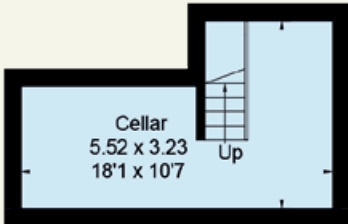
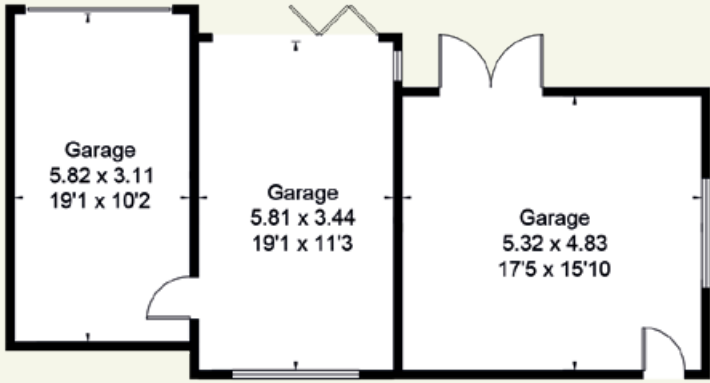
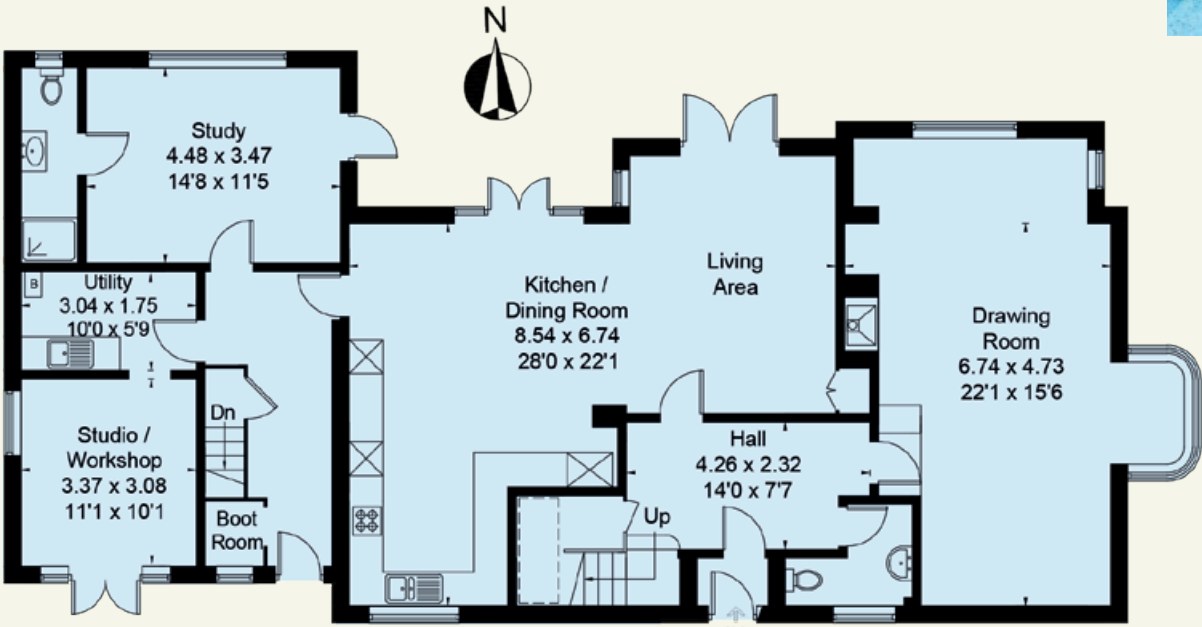
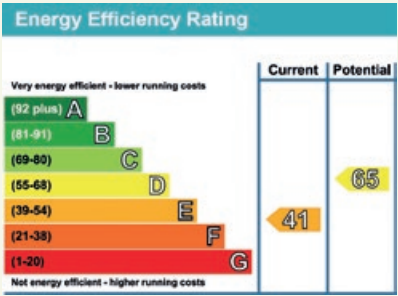
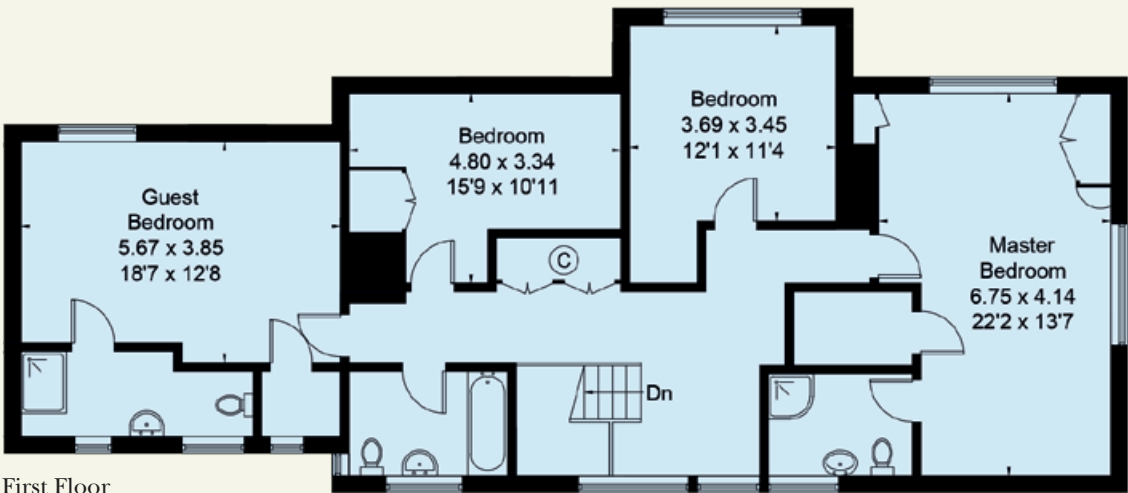




# The Chimes

Coleford Road, Tutshill, Chepstow, Gwent, NP16 7BU



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# The Chimes

Coleford Road, Tutshill, Chepstow,  
Gwent, NP16 7BU

*A fine and fully refurbished  
country house in a village location*

- Reception hall
- Drawing room with Valor multi-fuel stove
- Open plan kitchen, living and dining room
- Study and shower room/bedroom suite
- Utility and cloakroom
- Studio/workshop
- Master bedroom suite
- Guest bedroom suite
- Two further bedrooms and a bathroom
- Garaging and car parking
- Heated swimming pool and formal gardens
- Kitchen garden and woodland
- In all approx. 3.8 acres
- EPC Rating = E

### Description

A beautifully refurbished family home originally constructed circa 1928 and the subject of an extensive renovation programme by the current owners. The Chimes stands within its own established gardens and is surrounded by pasture, ancient woodland and a local cricket pitch. Recent additions include a heated outdoor pool and a small kitchen garden whilst formal lawns have been well tended.

The charming family home has been adapted with a versatile footprint and yet great care and attention has been taken to retain the integrity. There is a combination of open plan living in addition to established principal rooms and the specification is of a typically high standard with a quality kitchen and notable bathrooms. There are period oak floors which extend throughout large parts of the ground floor and a comprehensive heating system with two condensing boilers one of which serves the swimming pool.

The approached to The Chimes is via a small vestibule leading through to the reception hall which is the central axis and the drawing room which



is dual aspect lies directly off. There are outstanding views overlooking the gardens and notable features include a bay with window seat and a fireplace. The open plan kitchen/living and dining room is the central hub of the family home with designated functions and two pairs of doors opening on to the sun terrace. The kitchen incorporates an array of high quality wall and base units with a number of integrated appliances. Located off the rear hall there is a study with a shower room located off and this room therefore is adaptable and can be considered the fifth bedroom suite which would be suitable for a dependent relative. The utility room lies adjacent and beyond a studio with double doors.

Located off the landing there are four generous bedrooms served by a family bathroom and there is a built in heated linen cupboards and access to a large loft space. The master bedroom has the benefit of a dressing room and its own dedicated en suite shower room and the same applied to the guest bedroom which also has an en suite shower room and walk in wardrobe.

The Chimes is approached via a five bar gate and a poplar lined drive which leads to a further electrically operated gate and a tarmac driveway culminating in hardstanding for a number of vehicles. There

are garages and large workshop with ample storage for garden machinery in addition to the generous parking. There are gardens on three side of the house in addition to a kitchen garden and greenhouse and the aforementioned swimming pool enjoys not only privacy but a sunny orientation. This is heated and approximately 35 ft in length. Hydrangea and Beech hedges provide a high degree of privacy and within the woodland area there are also native flora with Bluebells and Anemones which provide colour during the Spring and Autumn. The grounds extend to approximately 3.8 acres in their entirety.

### Situation

The village of Tutshill is relatively self-sufficient and has a thriving community with many amenities such as a doctors surgery, bistro pub, butchers/delicatessen and local and private schools. There is also a thriving parish church, village hall and various playschools. Tutshill is located on the outskirts of Chepstow where there are a further array of facilities included supermarkets, some bars and restaurants and the immediate environs offer wonderful footpaths which straddle the Wye Valley as well as bridle path for those that enjoy the equestrian pursuits.

There are good communication links to Bristol and wider country via the Severn Bridge and M4 where the bridge toll is due to be scrapped shortly. There are two mainline train stations located in Newport and Bristol Parkway with services to a number of cities nationwide and international airports are available from both Cardiff and Bristol with flight to many European and some long haul destinations.

