



# CHI RHO

TRELLECH | MONMOUTH | MONMOUTHSHIRE



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CHI RHO IS A SITUATED IN A SOUGHT AFTER LOCATION IN THE HEART OF THE DESIRABLE VILLAGE OF TRELLECH. WITH 4 BEDROOMS AND AN IMPRESSIVE 43FT FIRST FLOOR LIVING ROOM THIS PROPERTY MAKES A SUPERB FAMILY HOME. SET IN AN AREA OF OUTSTANDING NATURAL BEAUTY, CHI RHO ALSO BENEFITS FROM BEING WITHIN CLOSE PROXIMITY OF A POPULAR PRIMARY SCHOOL, AWARD WINNING PUBLIC HOUSE, GP SURGERY AND NURSERY.

- Detached family home in a rural village setting •
- Four bedrooms with one en-suite bathroom, and downstairs family bathroom •
- Superb 43ft first floor living room with double doors leading to balcony •
- Extremely spacious kitchen/dining room with separate utility room •
  - Ample off-road parking for several vehicles •
  - Located in an Area of Outstanding Natural Beauty •

## DISTANCES FROM CHI RHO

Monmouth 5.5 miles • Chepstow 10.7 miles • Abergavenny 18.9 miles • Newport 22.5 miles • Bristol 27.9 miles • Cardiff 34.8 miles London 135.3 miles • Bristol Airport 36.2 miles • Cardiff Airport 49.1 miles • Birmingham Airport 82.6 miles • Chepstow Train Station 10.9 miles • Abergavenny Train Station 17.9 miles • Bristol Parkway Train Station 23.4 miles • Newport Train Station 22.2 miles

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Trellech is known for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. The Village is home to The Lion Inn public house, Trellech Primary School, a doctors surgery and The Church of St Nicholas. A circular walk from Trellech can be enjoyed taking in sights such as Harolds Stones, Cleddon Falls and Llandogo.

Monmouth, located just 5.5 miles away from Chi Rho boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and the Brecon Beacons National Park located to the north of Abergavenny.

## THE PROPERTY

Chi Rho is believed to have been built in 1962 and was then extended later in 2001. Offering up to four bedrooms, one en-suite bathroom and one family bathroom it certainly makes a spacious family home.

Step inside, using either the formal entrance into the porch or the alternative entrance through the kitchen/dining room.

The porch is perfect for hanging coats and storing boots and shoes. A door leads into the entrance hall which allows access to the three downstairs bedrooms and the family bathroom.

All three bedrooms are double bedrooms and benefit from double glazed windows. The current owners are occupying one of the bedrooms as a home office. A great space to work from with a direct view of the landscaped front garden.

The family bathroom is an excellent size and includes a spacious double shower, hand wash basin, w.c. and storage cupboards.

Also accessed off the hallway is the kitchen/dining room which offers convenient access to the front and rear garden.



The open plan kitchen and dining room is perfect for entertaining guests. The kitchen has been thoughtfully designed with beech coloured base units and dark laminate worktops. The kitchen also benefits from an island with a breakfast bar at either end. There is space for a dishwasher and further white goods and plenty of cupboards at accessible heights. Glass paned doors and windows look out to the rear garden.

Accessed from the kitchen is the utility room. The utility room has space for washing and drying machines and further fridge/freezer space. There is a Belfast sink and plenty of storage also.

The dining area is large enough to potentially be used as a second living area or home office also.

Stairs lead up from the kitchen/dining room to the first floor. At the top of the stairs you are greeted by a superb 43ft living room. The living room runs the full width of the property with high ceilings and exposed beams. There are also french doors leading to an enclosed balcony perfect for enjoying the sun.

Completing the first floor is the principle bedroom accessed off the living room. The principle bedroom has exposed ceiling beams and a large window overlooking the garden and neighbouring field. A door leads into the en-suite shower room which includes a shower unit, hand wash basin and w.c.

## OUTSIDE

Chi Rho is accessed via a set of wooden gates and provides ample off-road parking for numerous vehicles. The front garden is mainly lawn and includes a pond and various seating areas. The current owners have built the pond wall to be a safe height to avoid any accidents with young children or pets.

A further set of wooden gates leads to the level rear garden. The rear garden has been landscaped to be of low maintenance for the occupiers. A summer house is located to the back right corner of the garden which has had electricity and lighting installed.

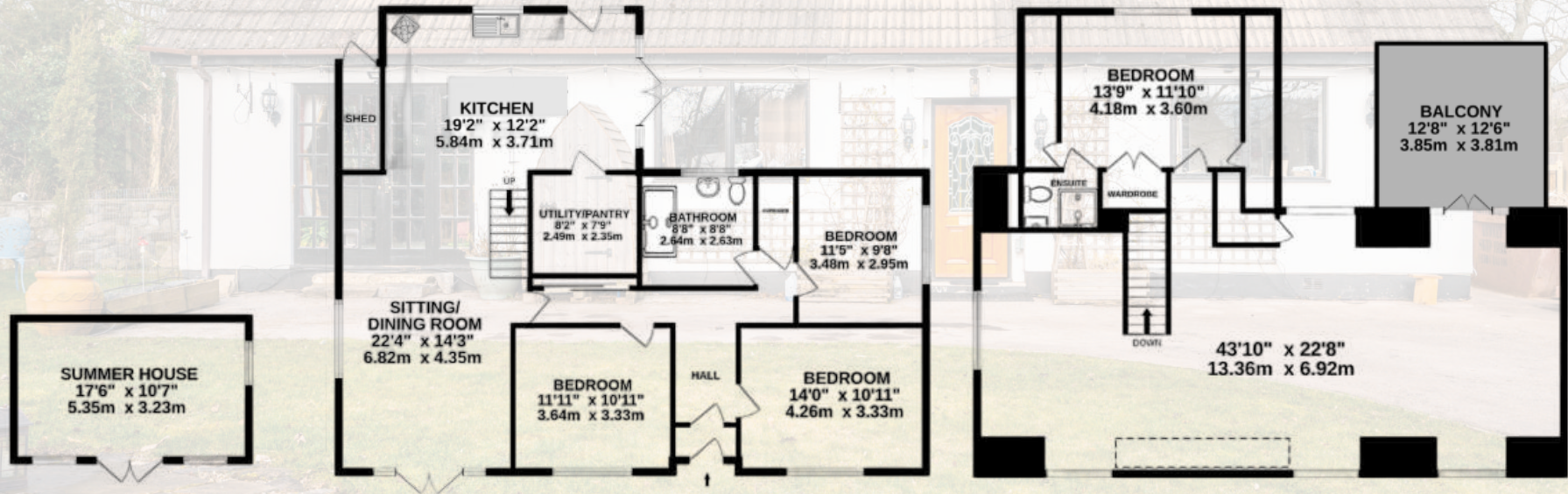
Throughout the front and rear garden the current owners have had extensive work completed to improve the lighting during the evenings. They have also had sockets installed in both the front and rear garden for convenience.



# FLOORPLAN

**GROUND FLOOR**  
1421 sq.ft. (132.0 sq.m.) approx.

**1ST FLOOR**  
1093 sq.ft. (101.6 sq.m.) approx.



## KEY INFORMATION

**Services:** Mains electricity and water, oil fired central heating and private drainage (sewage treatment plant and reed bed).

**Tenure:** Freehold

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** G

**Local Authority:** Monmouthshire County Council.  
Telephone 01633 644644

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Monmouth take the B4293 towards Trellech/Penallt. Follow the road as it continues up the hill, and around the 'S' bends. Continue into the village passing the school on your left. Continue round the bend with the church on your right. A stone wall will be on your left and The Lion Inn will be straight ahead. Turn left onto Greenway Lane. Chi Rho is the first property on the left.

**Postcode:** NP25 4UA



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 61   D  | 77   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |