



# PERCUS HOUSE

3 TUDOR GARDENS | DEVAUDEN | CHEPSTOW | MONMOUTHSHIRE

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MONMOUTHSHIRE | NP16 6SS

PERCUS HOUSE IS A MAGNIFICENT EXECUTIVE FAMILY HOME LOCATED IN AN EXCLUSIVE LEAFY CUL-DE-SAC OF JUST FOUR SIMILAR PROPERTIES, ON THE EDGE OF THE VILLAGE OF DEVAUDEN. DEVAUDEN HAS A THRIVING COMMUNITY AND IS A VERY POPULAR LOCATION DUE TO ITS PROXIMITY TO THE SEVERN BRIDGE, NEWPORT, BRISTOL AND OTHER MAJOR CITIES SUCH AS CARDIFF AND LONDON. THE PROPERTY HAS FIVE DOUBLE BEDROOMS PLUS AN ATTIC ROOM, FIVE BATHROOMS, FOUR RECEPTION ROOMS AND APPROACHING HALF AN ACRE OF GROUNDS AND GARDEN INCLUDING THE OFF-ROAD PARKING AREA AND DOUBLE GARAGE.

- Superb family home on the edge of the village of Devauden •
    - Four reception rooms plus a home office •
    - Spacious games room with views of the garden •
    - Five bedrooms, five bathrooms and an attic room •
    - Glorious principal bedroom suite with balcony, dressing room and en-suite bathroom •
    - Garden and grounds approaching half an acre •
  - Double garage and off-road parking for several vehicles •
    - Walking distance to the village hall •
  - Just 6 miles to Chepstow and The Severn Bridge •
  
  - Chepstow 6.0 miles • Usk 9.5 miles • Monmouth 11.4 miles •
  - Abergavenny 18.4 miles • Bristol 22.6 miles • Newport 22.3 miles •
  - Cardiff 36.8 miles • London 129.2 miles • Bristol Airport 30.9 miles •
  - Cardiff Airport 49.5 miles • Birmingham Airport 88.5 miles •
- (all distances are approximate)

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

Devauden is a small village in the Welsh county of Monmouthshire. It is located within an area of outstanding natural beauty and located approximately 6 miles from Chepstow on the B4293 towards Monmouth. Devauden has a village hall, shop, garage and a mobile post office. Devauden has a thriving community details of which can be found on the Devauden village website [www.devauden.org.uk](http://www.devauden.org.uk).

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has a Racecourse and independent school. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries.

There are good connections to the main road network with the historic border town of Monmouth being just over 11.4 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. 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 facilities.

## THE PROPERTY

Percus House is being presented to the market for the first time since the property was built and purchased in 1999. Externally the property is impressive as it is in a commanding position in the corner of a highly desirable cul-de-sac of just four similar properties. Internally the property requires some updating however this would appeal to anyone looking to purchase a property where they can move in and enjoy it but add their own design and flair over a period of time. An abundance of internal and external French doors allow light to flow through the property beautifully.

Glass doors from the entrance porch lead into the entrance hall. There is a ground floor cloakroom and various doors lead to the reception rooms.

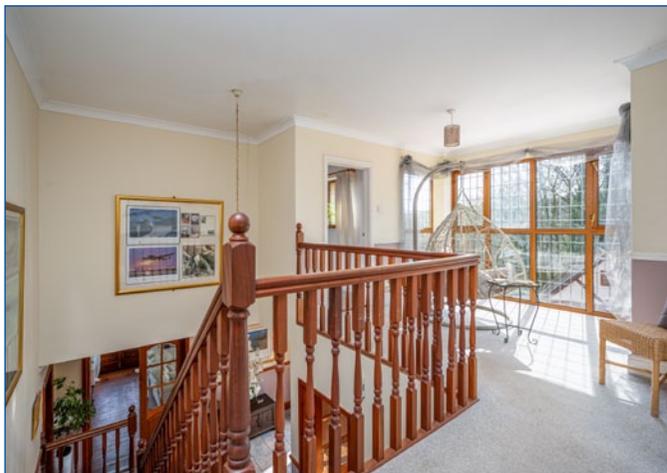
Internal French doors open into the sitting room. The main focal point in the room is a beautiful red brick fireplace with a woodburning stove. There is a window to the front aspect and doors open out to the rear garden.

The home office is accessed via glazed doors allowing additional light into this space. There are pleasant front aspect views.

A formal dining room also benefits from appealing front aspect views.

Adjacent to the kitchen is a handy utility room with space for a washing machine and fridge freezer. This room has a stainless steel sink and drainer and storage cupboards. A door provides access to the side of the property.





Glazed double doors open into the kitchen that has a range of rustic base and wall units with a matching dresser and central island with suspended pot rack above. There is space for an American style fridge freezer and a Range style cooker. The dishwasher and wine rack are integral. French doors open out to the rear patio, ideal for al fresco dining during the summer months. Internal glazed French doors open into the breakfast room currently utilised as a snug.

The snug can be accessed from the kitchen, entrance hall and games room. A wood burning stove in the corner of the snug makes the room feel cosy. French doors open out to the patio at the rear of the property.

A further reception room currently used as a games room is a superb spacious and versatile room for the family to enjoy. The main focal point in the room is a faux decorative red brick fireplace. Delightful views of the garden can be appreciated from here.

A staircase leads from the entrance hall up to the first floor galleried landing. The landing has a stunning box bay window providing a tranquil seating area with a pleasant outlook to the front of the property. Doors lead to five double bedrooms, a family bathroom and an attic room.

The principal bedroom suite is exceptionally spacious, light and airy with a dual aspect outlook and a balcony overlooking the rear lawn. There is not only room for bedroom furniture but also comfortable chairs making it a haven to retreat to away from family life. A door from the bedroom opens into the dressing room. There are floor to ceiling, wall to wall wardrobes and storage solutions. Walk through the dressing room and into the en-suite bathroom. The en-suite bathroom has a wide jacuzzi bath with mirrored surround, a vanity unit with wash hand basin, w.c and a separate shower cubicle.

Bedroom two is located at the front of the property and has a particularly spacious en-suite bathroom with a bath with shower above, w.c and wash hand basin.

Bedrooms three and four both have an outlook over the rear garden and en-suite shower rooms with w.c, vanity unit with wash hand basin above and shower cubicle with waterfall showers and heated towel rail.

Bedroom five has a pleasant outlook across the front aspect and is the only bedroom without an en-suite however the family bathroom is just across the landing.

The family bathroom has a white suite with a modern ball and claw bath with shower attachment, w.c, wash hand basin and vanity unit, heated towel rail and a window to the rear.

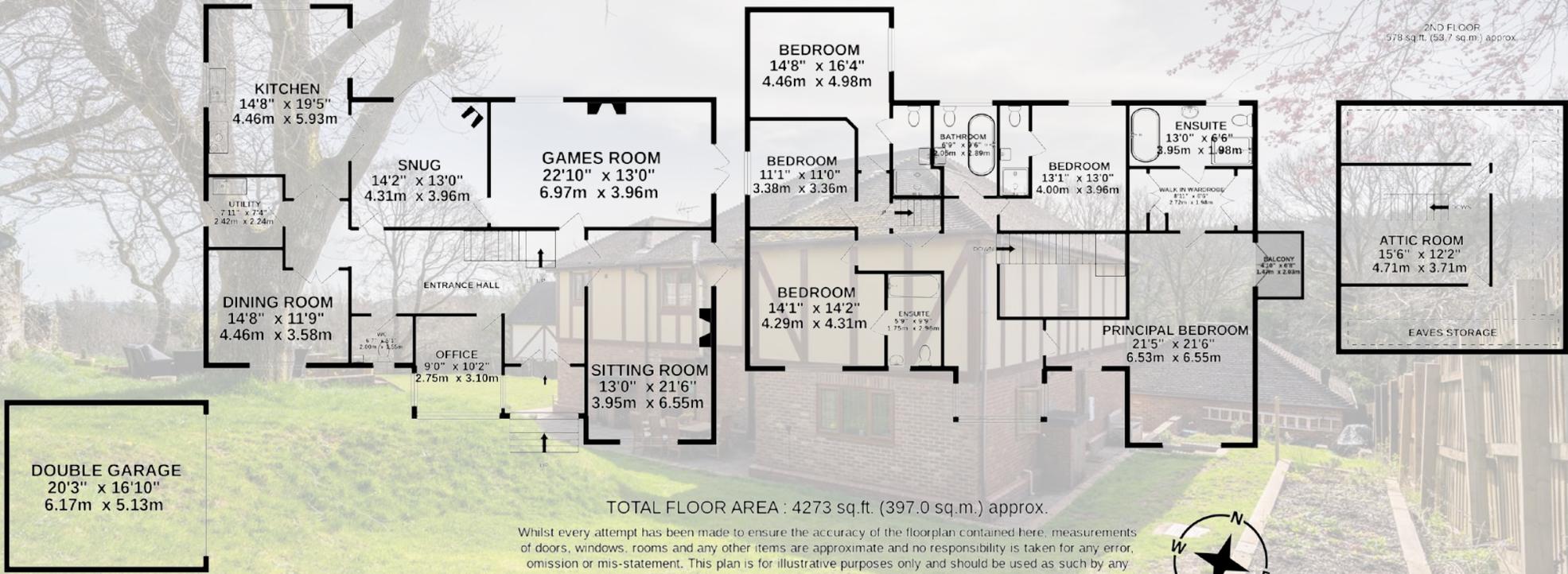
A door from the galleried landing reveals an alternate tread space saving steps leading up to an attic room. There are Velux style windows and storage in the eaves.

# FLOORPLAN

GROUND FLOOR  
2031 sq.ft. (189.7 sq.m.) approx.

1ST FLOOR  
1664 sq.ft. (154.6 sq.m.) approx.

2ND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 4273 sq.ft. (397.0 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.

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## OUTSIDE

The property is accessed via attractive pillars onto a block paved driveway providing off-road parking for several vehicles. To the left of the drive is a double garage and a pretty gravelled seating area. There are approximately seven steps up to the front door with established flower borders either side.

A path leads around to the rear garden. The path widens to create a patio that wraps around the property so that the garden can be enjoyed at various times of the day. The majority of the garden is laid to lawn, most of the lawn is level bordered by fencing and a gabion wall. Part of the lawn is sloped but utilised beautifully with steps leading up to an elevated patio where views towards Percus woods can be enjoyed. There are mature trees in the garden, the Oak tree next to the elevated patio has a tree protection order on it.

## KEY INFORMATION

**Agents Note:** The Oak tree in the rear garden has a TPO (Tree protection order)

**Services:** Mains electricity water, drainage and oil fired central heating

**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:** H

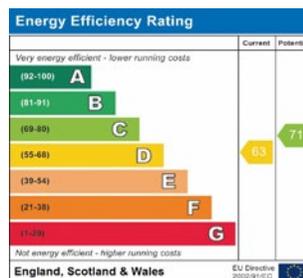
**Local Authority:** Monmouthshire County Council  
Telephone 01633 644644

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

**Directions:** From Chepstow Racecourse take the B4293 signposted to Devauden. Pass through Howick and Itton. When you reach Devauden Village Green (Triangle) stay right passing the village hall on your right. At the junction go straight ahead onto Coal Road. The property will be found on the left after a short distance.

**Postcode:** NP16 6SS

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Particulars prepared March 2021