

An aerial photograph of a large, light-colored stone house with a complex roofline, including a prominent gable and a smaller section with a white glass extension. The house is surrounded by a well-manicured lawn and a large, rectangular tennis court with a net in the foreground. The property is enclosed by a stone wall, and there are numerous trees and hedges throughout the garden. The background shows a dense forest of tall trees.

COURT GARDEN HOUSE, ITTON



COURT GARDEN HOUSE, ITTON, CHEPSTOW, NP16 6BR

An exceptional country home in a remarkable setting,
just ten minutes from Chepstow and five minutes from the
sought after village of Shirenewton.



Local Authority: Monmouthshire County Council

Council Tax band: H

Tenure: Freehold

Large conservatory, outbuildings with workshop, stables and outdoor manege

Guide Price: £1,550,000



PROPERTY

Court Garden House is approached via its own private driveway and electronic gates, revealing an enthralling home in a wonderfully secluded and unexpected setting.

This unique family residence sits within the original stone walled kitchen gardens of an historic manor, creating an atmosphere that is both steeped in heritage yet enriched by the comfort, efficiency and thoughtful layout of a more modern build. For example, hardwood double glazed windows throughout ensure year round warmth and energy performance without compromising the charm of the surroundings.

The property offers generous and flexible living space, ideal for family life, entertaining and multi generational living.







OUTSIDE

The grounds, extend to circa two acres and are a captivating blend of mature planting, hidden corners and beautifully tended spaces, including: A marvellous, heated Victorian conservatory, secret garden based around an attractive water feature, grass tennis court, a manège and stable, with a separate 'green lane' access.

Within the grounds sits the original gardener's cottage and office, accompanied by a long run of well maintained workshops and outbuildings. These offer exceptional scope for guest accommodation; holiday lets; home offices or studios. Subject to the necessary consents, there is also potential to extend the principal residence into the roof space or into the double garage. To note, we are advised there are rights of way across Itton Court fields for trekking.







DIRECTIONS AND LOCAL AREA

From the Old Severn Bridge, exit at Junction 2 towards Chepstow on the Wye Valley Link Road. At the High Beech roundabout, continue straight and follow St Lawrence Road to the roundabout at the first entrance to Chepstow Racecourse. Take the first left onto Itton Road. After approximately two miles, turn left signposted Itton Church. The driveway to Court House Gardens is immediately on the left after the church.

Itton is known for walking, wildlife, and wide views across the countryside. The area's countryside links into the wider Wye Valley Area of Outstanding Natural Beauty, making it popular for outdoor activities. A good selection of schools are accessible, including: Shirenewton Primary School, Chepstow School, Haberdashers' Monmouth School, Dean Close St John's and Wydean School & Sixth Form.







Main House Total: 3261 sq. ft, 303 m2
Total: 6270 sq. ft 582 m2
Court Garden House, Itton, Chepstow, Monmouthshire, NP16 6BR

All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Robin Engley

0117 317 1999

robin.engley@knightfrank.com

Knight Frank Bristol

1 The Mall, Clifton, Bristol, BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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