



CAERWENT

Guide price **£375,000**



BOX TREE COTTAGE

Caerwent, Monmouthshire, NP26 5AX



Three bed detached former bakery
Central village location
No onward chain

Set in the heart of Caerwent village alongside the Post Office, Box Tree Cottage, built in 1760 and considerably extended since, was the village bakery and has remained in the same family since 1928. Now coming to the market, this excellent sized three bedroomed detached cottage offers accommodation comprising large living room, substantial kitchen/diner to the ground floor and three double bedrooms and a family bathroom to the first floor. Complimented by gas central heating (a new boiler was installed in 2018) and Upvc double glazing. The cottage is offered with no onward chain.

The town of Caerwent was founded by the Romans as the market town of Venta Silurum and was considered to be an important settlement. The modern village today is built around the Roman ruins which are some of the best preserved in Europe. Whilst the village itself offers facilities including a post office, public house and garage, the excellent road links it offers provides easy access to the larger surrounding town of Chepstow and Newport City and all of the facilities and amenities that you would expect of a large modern today including school's doctors, dentists and hospitals along with a good selection of national and independent shops and hospitality.



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KEY FEATURES

- Three bedroomed detached cottage
- Originally the village bakery
- First time to the market since 1926
- Gas central heating and double glazing
- Large rear garden with twin stable block
- No onward chain



STEP INSIDE



PORCH

A covered porch with Upvc double glazed door in a Georgian design with double glazed panels to:

LIVING ROOM

9.00m x 3.55m (29'6" x 11'8")

A large reception room with fitted carpet. Two front facing double glazed windows. Ceiling beams. Feature stone pillar. Two radiators. Open tread stairs to the first floor. Working feature stone fireplace with stone hearth. Panel door to:

KITCHEN / DINER

9.00 x 2.70m (29'6" x 8'10")

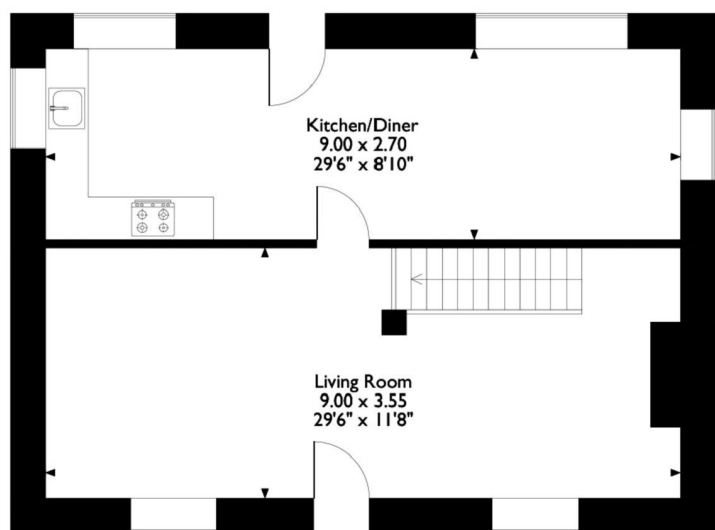
An excellent size room with cushion flooring. Dual aspect with two rear facing and one side facing double glazed windows and a double glazed door to the rear garden. Fitted with solid wood fronted farmhouse style wall and base units topped with roll edged worksurfaces to one end of the room. Composite sink with mixer tap. Integrated Stoves' double oven and hob with extractor over. Tiling to splashbacks. Plumbing for automatic washing machine. Free standing Worcester boiler. Two radiators.

Stairs to FIRST FLOOR and LANDING

Open tread staircase with chairlift fitted this can remain or be removed. Fitted carpet to landing.

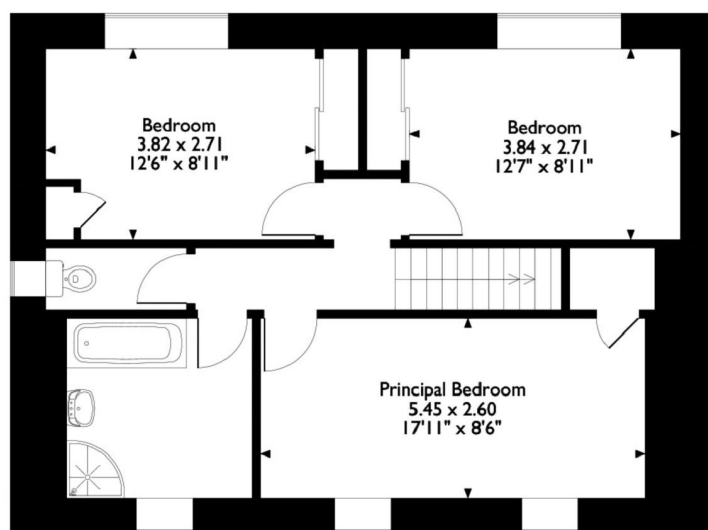
Box Tree Cottage, Caerwent, Caldicot

Approximate Gross Internal Area
112 sq m/1207 sq ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor

BEDROOM ONE

5.45m x 2.60m (17'11" x 8'6")

A double room with two front facing double glazed windows. Fitted carpet. Radiator. Store cupboard.

BEDROOM TWO

3.82m x 2.71m (12'6" x 8'11")

Another double bedroom with fitted carpet. Radiator. Rear facing double glazed window with a lovely outlook. Built in wardrobe.

BEDROOM THREE

3.84m x 2.71m (12'7" x 8'11")

A third double bedroom with built in wardrobe and store cupboard. Fitted carpet. Radiator and rear facing double glazed window with lovely views.

FAMILY BATHROOM

Front facing double glazed window. Fitted carpet. Radiator. Curved corner shower cubicle with electric shower. Pedestal wash hand basin, wc, bath and tiling to splashbacks.

STEP OUTSIDE



FRONT:

To the front there is a tarmacked parking area with surrounding chain link fence.

REAR:

A gated side driveway leads to a large, tarmacked hardstanding with parking space for numerous vehicles with a storage shed to one side and a double stable block with fencing fronting a large, flat enclosed lawn with pathway, surrounding fencing and an apple tree.

AGENTS NOTE: There is a right of access for maintenance only to the adjoining shed which is owned by the post office.

INFORMATION

Postcode: NP26 5AX
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

Leaving Chepstow on the A48 take the third exit remaining on the A48 signposted Caerwent. Continue along the A48 for approximately 4 miles before turning left signposted Caerwent East. Continue along this road passing the Coach and Horses on the left and Box Tree Cottage can be found a short distance ahead on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
(92-100)		
B		
(81-91)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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