



CAERLEON

Guide price **£700,000**



ARCHER & Co

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To book a viewing call 01633 449884

SKYLINE

Lodge Road, Newport NP18 3QY



Welcome to a truly exceptional property nestled within the historic confines of the Old Roman Village of Caerleon, a place steeped in legend and history, famously associated with the legendary King Arthur. This meticulously crafted four-story residence stands as a testament to modern luxury.

A cinema room on the lower-level promises hours of relaxation and entertainment, while the adjacent bar area adds a touch of sophistication to your gatherings. Five spacious double bedrooms await on the upper floors, providing ample retreats for relaxation and rest. Four of these bedrooms boast ensuite bathrooms, creating a private haven for comfort and convenience.

The open-plan kitchen diner on the main level serves as the heart of the home, where culinary delights and shared moments seamlessly come together. A utility room ensures practicality without compromising on style.



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KEY FEATURES

- No Onward Chain
- Detached
- Five double bedrooms
- Open plan kitchen diner
- Amazing views
- Four en-suites



STEP INSIDE



The property's modern aesthetic is thoughtfully juxtaposed with awe-inspiring views that stretch across the landscape, offering a picturesque panorama that captivates the senses. From sunrise to sunset, you'll find solace and inspiration in the vistas that surround you. This residence is more than just a home it's a complete lifestyle package.

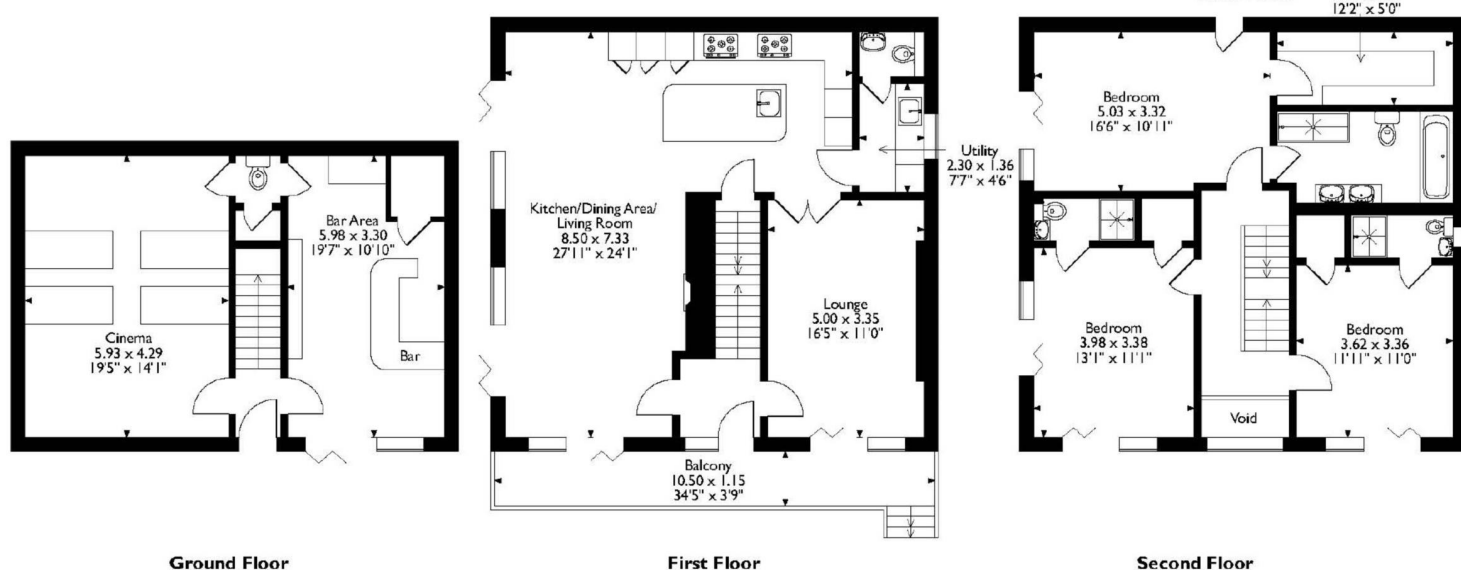
Located within easy reach are local schools that ensure top-tier education for your family, while the nearby pubs, shops, and restaurants invite you to savor the village's unique atmosphere.

For those with a penchant for exploration, the property's historical surroundings are a treasure trove of discovery. Convenience is further exemplified by its proximity to the M4, providing easy access to major routes and connecting you to urban centres. And the icing on the cake is that this property is being offered with no onward chain, streamlining the buying process and allowing you to embark on your new chapter with absolute ease.

Step inside this captivating four-story residence, where each level unveils a world of refined living and contemporary opulence. The lower level welcomes you with an inviting bar area that exudes an air of sophistication, perfect for hosting gatherings or unwinding with a drink in hand. Adjacent lies the indulgent cinema room, a haven of cinematic delight that promises hours of entertainment and relaxation.

Ascending to the first floor, you'll find a culinary masterpiece a large, beautifully designed kitchen that is completed with a full AEG, integrated coffee machine, three ovens, an integrated microwave/oven and a instant hot tap. This room seamlessly opens to a lounge diner which has a built in gas 'DRU' fire. This open-plan expanse is a testament to the seamless integration of functionality and elegance. A utility room stands ready to cater to your practical needs, while a separate living room offers a space of comfort and relaxation.

Approximate Gross Internal Area 223 Sq M/2401 Sq Ft



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.

Venturing up to the second floor, you'll discover three spacious bedrooms, each graced with its own en-suite bathroom.

These haven-like retreats provide both privacy and luxury, offering a sanctuary of comfort and relaxation. The journey continues to the third floor, where two additional bedrooms await, one of which boasts its own en-suite also.

The world unfolds before you with breathtaking views over Caerleon, Newport, and the River Usk. The panoramic vistas capture the essence of the landscape, creating a tableau of beauty that shifts with the passing hours.

Throughout this remarkable residence, modern aesthetics and design reign supreme. Each room has been adorned with meticulous attention to detail, resulting in a living space that stands as a testament to contemporary luxury.

The décor, carefully chosen and thoughtfully executed, adds an extra layer of sophistication and allure to every corner. In every aspect and detail, this property showcases the fusion of modernity with impeccable design. Throughout the property there is underfloor heating apart from the attic as well as Mandarin tiling.

STEP OUTSIDE



Step outside into a world of boundless possibilities, where the generous plot offers ample space for outdoor pursuits and leisure. The property boasts ample parking, ensuring convenience for residents and guests alike.

The split-level design of the outdoor space adds a touch of architectural intrigue while providing various zones for relaxation, entertainment, and recreation. Immerse yourself in the awe-inspiring vistas that unfold before your eyes. With panoramic views that stretch across the landscape of Caerleon, Newport, and the River Usk, every moment spent outdoors becomes a visual delight.

The potential of this outdoor haven is as vast as the landscape itself. Whether you envision cultivating lush gardens, creating charming seating areas, or crafting your own outdoor oasis, the canvas is primed for your creative vision. Bask in abundant sunlight that graces the property, enhancing your outdoor experience and infusing each day with a sense of vitality.

INFORMATION

Postcode: NP18 3QY

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

Off the Caerleon High Street (North bound) take the first left after the Primary school onto Lodge Road. Follow the road all the way up and around the left bend, keep on lodge road and continue past the local shops, and the property is 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	85	90
EU Directive 2002/91/EC		

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