



# PARC SEYMOUR

Guide price **£500,000**





# 15 ROCKFIELD GLADE

Monmouthshire NP26 3JF



Cul de sac location  
Conservatory  
Ideal for commuting

This family home is tucked away in an elevated position within a cul de sac located within the popular village of Penhow.

Parc-Seymour is a suburban hamlet on the northern edge of Penhow, just off the A48 which links up to the M4 - making the property ideally located for those wishing to commute to Bristol and Cardiff.

The area is popular not only with commuters, but also families and also those seeking the countryside, as Wentwood Forest is within a short distance drive from the property.

There is a village shop and café within walking distance, along with a well-respected restaurant. The Roman village of Caerwent is a short drive with a range of local amenities to include a post office and farm shop and more comprehensive facilities can be found within the towns of Caldicot and Chepstow.





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### KEY FEATURES

- Extended detached property
- Four good sized bedrooms
- Two en-suites plus family bathroom
- Sizeable rear gardens
- Two well-proportioned reception rooms
- Popular village location





# STEP INSIDE



Welcomed by a front entrance porch, this family home is well proportioned and perfectly made for both family living and entertainment.

The property has been extended and reconfigured to now provide spacious, flexible accommodation.

An internal door from the porch leads to the reception hall, with stairs to the first floor, doors off to the living room, dining/family room, kitchen and cloakroom, which is fitted with a two piece suite. There is also useful understairs storage in the hallway.

The living room offers a substantial reception room with the main focal feature being an inset wood burning stove with fire surround. The living room has a front facing window and patio doors to the conservatory.

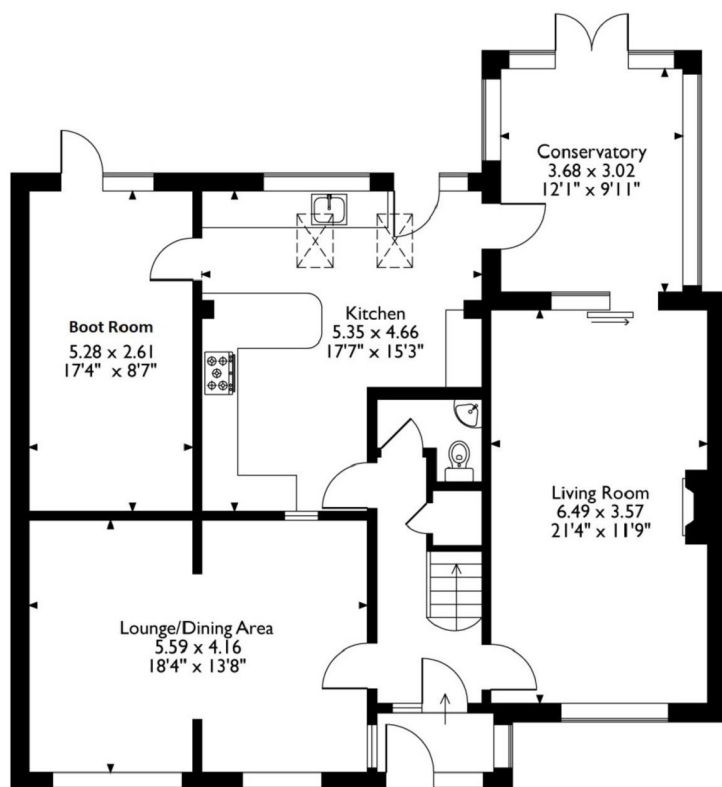
The conservatory is heated to provide all year round use and provides additional reception space to the living room when required, being located to the rear of the property the conservatory enjoys an aspect across the garden.

Located just across the hallway from the living room is the well-proportioned dining room, which doubles up as a family room. This second reception room has ample space for a dining table, along with a seating area located through a feature archway. Dual windows provide a front facing aspect.

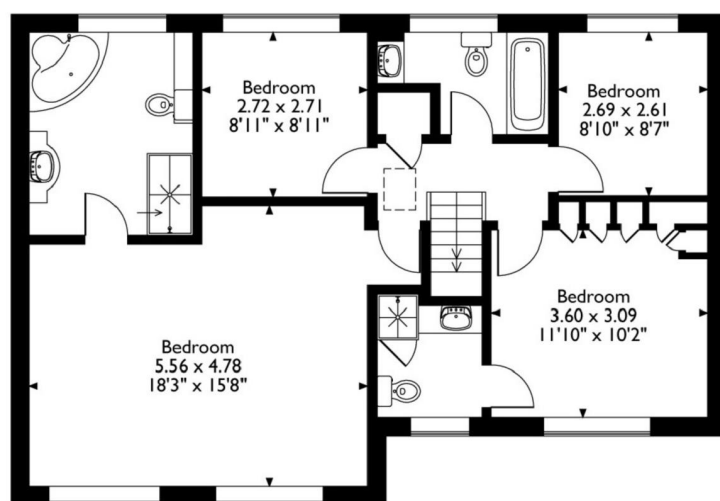
The extensive kitchen is located to the rear of the property and fitted with a range of base and wall units, complimented by attractive work surfaces, which incorporate a breakfast bar. The Rangemaster Classic will remain, as will the integrated Neff dishwasher. A stable door gives access to the rear sun terrace, whilst Velux windows provide the kitchen with extra natural light.

There is a flexible room off the kitchen which is currently utilised as a large boot room, this has potential to become a study for those wishing to work from home, a gym or hobby room. This room also has access to the rear garden and a fitted wash hand basin.

## Approximate Gross Internal Area 186 Sq M/2002 Sq Ft



**Ground Floor**



**First 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.

Then to the first floor the landing gives access to all four bedrooms, the family bathroom, loft entry and a useful cupboard which houses the central heating boiler.

The sizeable principal bedroom forms part of the extension and should be viewed to be appreciated. Dual windows provide distant countryside views, and there is ample space for bedroom furniture.

The spacious en-suite is fitted with a four piece suite to include an oversized walk in shower area with rain shower and corner multi jet bath.

Bedroom two (guest bedroom) will also accommodate a double bed and further benefits from an en-suite shower room, fitted with a three piece suite.

There is a range of fitted furniture to this room comprising of wardrobes, blanket boxes, bedside cabinets with arched shelving above.

Both bedrooms three and four as also of good size, both of which enjoy rear garden views. The family bathroom offers a three piece suite and has fully tiled walls and floor.



# STEP OUTSIDE



Then stepping outside of the property a paviour driveway to the front elevation provides off road parking for several vehicles. The front gardens are principally lawned.

Then looking to the rear gardens, they are tiered with a good sized paved sun terrace and upper seating area which is ideal for taking in the evening sun. Boundaries to the garden are defined by fencing and the upper tier is lawned with an established rockery garden below.

The greenhouse and two sheds to the side elevation will remain and there is gated access to both side elevations.

## INFORMATION

Postcode: NP26 3JF  
Tenure: Freehold  
Tax Band: G  
Heating: Gas  
Drainage: Mains  
EPC: C







## DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). At the next roundabout (Parkwall) take the second exit (straight over) and continue along the A48 for several miles, bypassing the village of Caerwent. Just opposite the Ego at The Groes Wen Inn turn right into Parc Seymour. After a short distance take the first turning right into Rockfield Glade, then following the numbering turn left and the property is located on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	71	
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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