



CRICK

Guide price **£395,000**



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# PRIMROSE COTTAGE

Old Shirenewton Road, Monmouthshire NP26 5UW



Beautiful cottage style gardens  
Ideally located for M4 commuting  
Off road parking

This beautiful property is nestled away within the sought after hamlet of Crick.

The site of Crick was an important junction on the Roman road which ran from Bath across the Severn Estuary to Sudbrook and on to Caerwent and Caerleon.

Situated just off the A48, the property is ideally located for commuting to Bristol and Cardiff. There are a range of local amenities within the nearby village of Caerwent, to include a village and farm shop, post office, public house and recreation ground. The highly regarded primary school at Shirenewton is just a short distance away and more comprehensive facilities can be found in the nearby towns of Caldicot and Chepstow.

Primrose Cottage offers a sizable Westerly facing plot, with a neatly manicured lawned area, established shrubs and trees. The pretty, thoughtfully designed rear garden should be viewed to be appreciated.



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### KEY FEATURES

- Well-appointed detached property
- Three bedrooms
- Bespoke contemporary kitchen with integrated appliances
- Two spacious reception rooms
- Superb wet room
- Popular location



# STEP INSIDE



The property is approximately 17 years old, and is only being sold for the second time since being built.

The accommodation is very well presented throughout, with a traditional layout over two floors and has been refurbished by the current owners to now provide a truly stylish property.

Welcomed by a canopied entrance, this home offers spacious reception rooms and bedrooms, and is perfectly made for family living and entertaining. There are two sizeable reception rooms offering ample space for furniture.

The living room is located to the right side of the property and has a front facing window and French doors provide access to the rear sun terrace. The main focal feature to this room is the attractive fire surround inset with a gas fire.

The spacious dining room offers a well-proportioned second reception room with ample space for a dining table. There are dual aspect windows providing the room with additional natural light and useful storage cupboards. The stairs lead off the dining room.

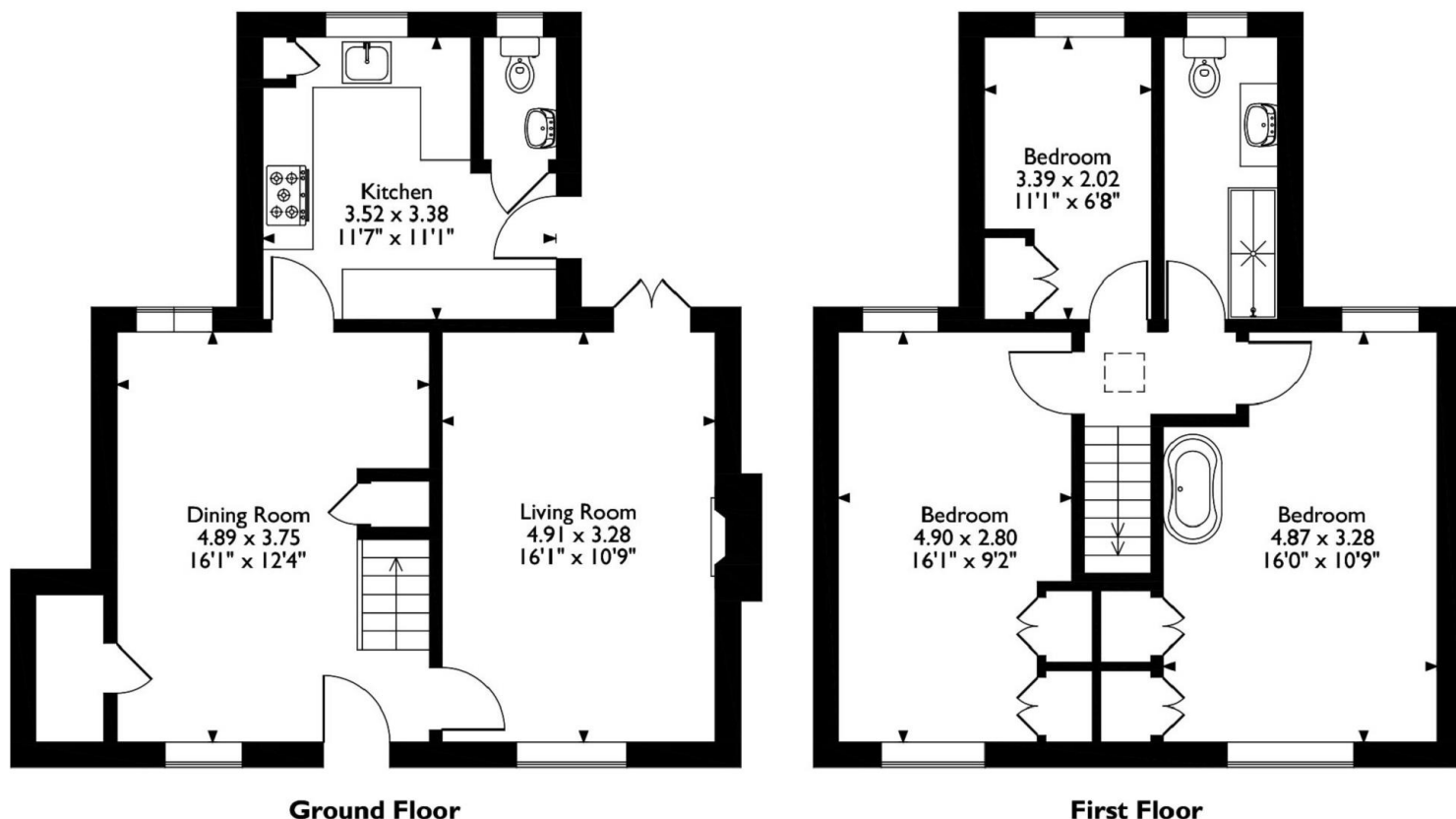
Then looking to the kitchen, this bespoke, stylish room has an extensive range of contemporary units and was designed by the owner. NEFF Integrated appliances complement the kitchen and these comprise of a fridge and freezer, plus dishwasher along with a washer dryer.

The rangemaster cooker will remain in situ, as will the matching extractor fan and there is a chiller storage for that all important wine collection, and built in microwave.

A ceramic tiled floor, with underfloor heating, provides a lovely finish to the kitchen, whilst a rear facing window provides delightful garden views and a stable door leads to the side elevation.

The ground floor cloakroom is fitted with a modern two piece suite.

## Approximate Gross Internal Area 97 Sq M/1044 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 provides access to three bedrooms and the wet room.

The principal bedroom benefits from a range of built in wardrobes and a splendid free standing slipper bath. Dual windows provide an aspect to both the front and rear elevations.

Bedroom two will also accommodate a double bed and offers a beautiful guest bedroom. There are again dual aspect windows and built in bedroom furniture, whilst bedroom three enjoys garden views, this room will accommodate a single bed, or is an ideal space for a study for those wishing to work from home.

The impressive, luxury wet room has been refitted to a high specification and includes a spacious walk in shower area with a Mira, wireless controlled rain shower and letterbox drainage.

This is complemented by a low level wc and vanity unit with a feature wall mirror having a multi LED function and auto demist feature. There is a porcelain tiled floor with underfloor heating.

With exception of the wet room there is Kamdean flooring fitted to the bedrooms.

# STEP OUTSIDE



Stepping outside of the property there is ample off road parking to the front elevation, for up to three vehicles.

The beautifully presented landscaped rear garden is planted with a cottage garden theme.

The garden is well stocked with an array of flowers, shrubs and trees and there is a neatly manicured, edged lawned area and a paved sun terrace, all of which enjoy a Westerly aspect.

The rear garden offers a good degree of privacy and is bounded by fencing.

## INFORMATION

Postcode: NP26 5UW

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Private

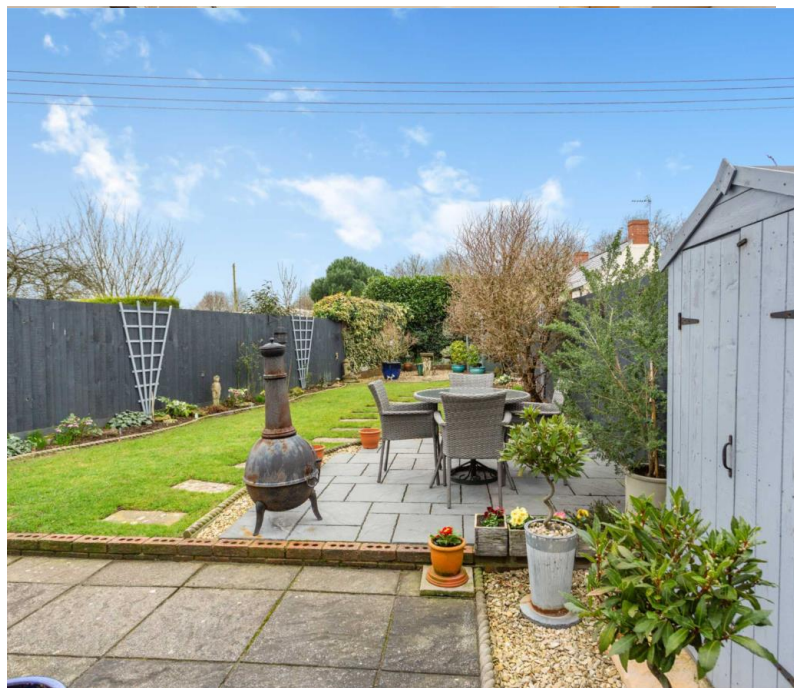
EPC: C





## DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). Pass St Pierre Golf Course on the left hand side and at the next roundabout take the second exit (straight over) and continue along the A48. After a short distance pass the right turn to Shirenewton and take a right turn on to a small access lane (Old Shirenewton Road), where the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



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