



CAERWENT

Guide price **£495,000**



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# NEW HOUSE

Dinham Road, Monmouthshire NP26 5NT



Enclosed rear garden offering privacy  
Garage and parking for 2 vehicles  
Village location close to local amenities

This spacious detached property offers well-proportioned rooms and flexible accommodation, having been constructed within the last ten years by the reputable local builder Birkett Homes.

The accommodation is set out over three levels, at present offering 6 bedroom accommodation with a private garden to the rear. The ground floor is principally open plan, with a separate living room providing addition reception space. Viewing of this family property is highly recommended.

The property is located within the popular village of Caerwent. The village is steeped in history and was founded by the Romans, it was considered to be an important settlement and although it now provides a modern village environment, the Roman ruins are some of the best preserved in Europe.

The village provides a range of local amenities to include a pub, shop and post office, farm shop, church, garage, recreation field with village hall.

There are many countryside walks close, as is the A48 which provides links with Newport and Chepstow, where access to the M4 can be found for those wishing to commute.



Guide price  
£495,000



### KEY FEATURES

- Modern detached property
- 6 bedrooms, en-suite to principal bedroom
- Stunning open plan kitchen/dining/family room
- Separate living room
- Ideally located for commuting
- Viewing highly recommended



# STEP INSIDE



Welcomed by the reception hall with a turned staircase to the first floor, this private family home is well proportioned and perfectly made for family living and entertaining. The heart of the home is the superb open plan kitchen/dining/family room, which along with the living room, occupies most of the ground floor.

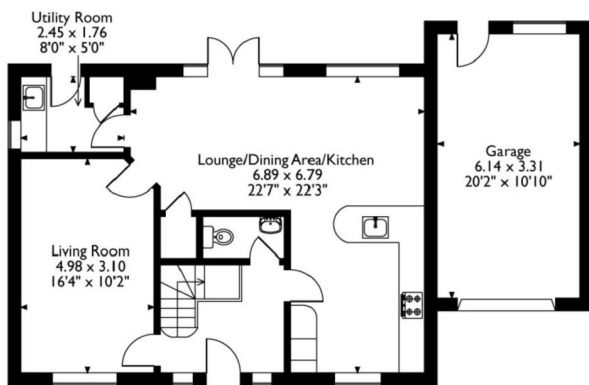
The bright, sleek kitchen offers an extensive range of cream high gloss fronted base and wall units, complimented by attractive worksurfaces and a range of integrated appliances comprising of two fridges, a dishwasher, double oven, gas hob and canopied cooker hood.

French doors give access to the rear sun terrace, an ideal space for entertaining during the summer months. The attractive limestone floor has underfloor heating, and there is a useful utility room located off the kitchen, with plumbing, access to the central heating boiler and door to the rear elevation.

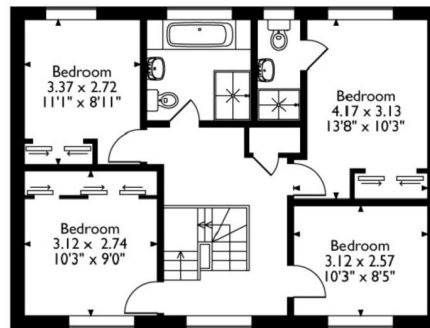
As previously mentioned there is a good sized living which faces the front elevation and has ample space for furniture. The ground floor also has a cloakroom, fitted with a two piece suite.

Then looking to the first floor, there are four bedrooms and a family bathroom. The principal bedroom is a rear facing double room with an aspect of the garden. This bedroom benefits from a double mirror fronted wardrobe and an ensuite shower room, fitted with a three piece suite.

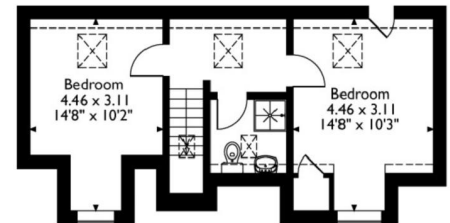
Approximate Gross Internal Area  
 Main House = 162 Sq M/1744 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 182 Sq M/1959 Sq Ft



Ground Floor



First Floor



Second 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.

There are two further double bedrooms to this floor, facing both the front and rear elevations, both benefit from built in wardrobes, whilst bedroom six is currently being utilised as a study and provides a perfect space for those wishing to work from home.

The family bathroom is fitted with a four piece suite which includes a bath and a separate shower cubicle.

To the second floor there are two additional double bedrooms, both of which have a front facing aspect and Velux rooflights provide additional natural light, there is useful eaves storage to both rooms.

These rooms are accessed via a light and airy landing, again fitted with roof lights, this landing is currently used as a reading area, and there is a modern shower room fitted with a three piece suite.

# STEP OUTSIDE



The rear garden enjoys an easterly aspect with the garden itself offering a good degree of privacy provided by mature natural hedging. The garden also enjoys a circular paved sun terrace and neatly laid lawned area.

To the front elevation is a double width driveway providing off road parking for two vehicles leading to a single garage. The front gardens are again lawned and bounded by natural hedging.

## INFORMATION

Postcode: NP26 5NT

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

Leaving Chepstow, take the third exit off the roundabout at the top of the town, remaining on the A48 - signposted Caerwent. Pass St Pierre on the left-hand side and at the next roundabout continue straight over and continue along the A48 for a few miles. Passing Caerwent Farm Shop on the left hand side bypass the village and take the next right turn into Dinham Road where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		88
81-91	B		
69-80	C	79	
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	

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