



CALDICOT

Guide price **£410,000**



86 WENTWOOD VIEW

Monmouthshire NP26 4QH



Delightful landscaped rear garden
No upper chain
Living room with wood burning stove

Located within walking distance of the beautiful grounds of Caldicot Castle and Country Park this well presented detached property offers spacious, well-proportioned accommodation which is perfectly made for both family living and entertaining.

The property is well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort. The picturesque Roman village of Caerwent is only a short drive away and is steeped in history.

Located on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and senior schooling. For those wishing to commute M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.

The property is being sold with the benefit of no upper chain.

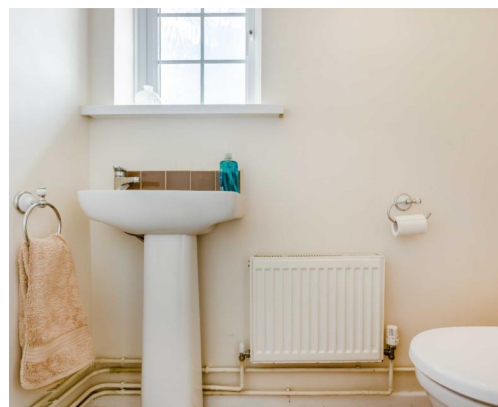


Guide price
£410,000



KEY FEATURES

- Four bedrooms
- Principal bedroom with en-suite
- Sizeable kitchen
- Garage
- Open aspect to the rear across countryside
- Ample off road parking



STEP INSIDE



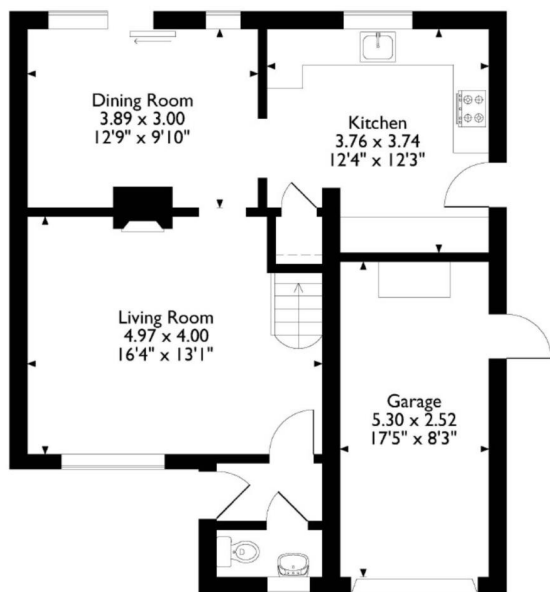
The property is welcomed by a reception hall, with access to the ground floor cloakroom, which is fitted with a two piece suite.

The main reception room is a front facing living room, a sizeable room with the main focal feature being the wood burning stove. Stairs off this room lead to the first floor landing.

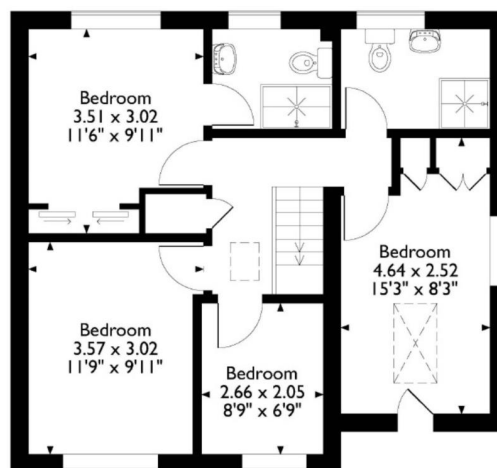
The dining room is located to the rear of the property and provides ample space for a dining table and patio doors provide access to (and a delightful aspect of) the rear garden. The kitchen is a sizeable room, fitted with a range of base and wall units providing ample storage space.

A breakfast bar for casual dining is incorporated within the worksurfaces and a door provides access to the side elevation. A rear facing window again provides an aspect of the garden, and there is a useful understairs storage cupboard to provide additional storage if required.

Approximate Gross Internal Area
 Main House = 104 Sq M/1119 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 117 Sq M/1259 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 looking to the first floor, all rooms lead off the first floor landing. Three of the bedrooms will accommodate a double bed and any rear facing rooms (which includes the principal bedroom) have a wonderful aspect across the rear garden towards open fields.

The principal bedroom also benefits from an en-suite shower room, fitted with a three piece suite. Bedrooms one and three have built in wardrobes.

Bedroom four is currently utilised as a study, making it ideal for those wishing to work from home and the main bathroom has been converted to now provide a modern wet room, fitted with a three piece suite to include a shower enclosure.

STEP OUTSIDE



The property is approached by a paved driveway, providing off road parking for up to three vehicles, there is additional parking if required offered by stone chipped areas.

The single garage has the added benefit of a sink and storage, the central heating boiler is located within the garage. Gated access to the side elevation, with external water tap and bin store.

Without doubt the rear garden is one of the main features of the property. This beautiful landscaped outside space is planted with an established range of flowers and shrubs, much thought has been given to the garden which also has a neatly manicured lawned area.

A paved sun terrace provides an outdoor seating area and there is gated access to the fields that bound the rear garden and also provide an open aspect.

INFORMATION

Postcode: NP26 4QH

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: TBC

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, before turning left signposted Caerwent (just after the farm shop). At the crossroads turn left onto Church Road (to the bottom side of the Coach and Horses pub) and continue along this road without deviation. On entering Caldicot take the first right turn into Wentwood View where the property is located within a right hand cul de sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)	70	
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	

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



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.