



UNDY

Guide price £525,000



 ARCHER & CO

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11 ROCKFIELD VIEW

Monmouthshire NP26 3FJ



Single storey extension/annexe
Wooden summerhouse
Gated off road parking & single garage

This spacious five bedroom detached property is a gem within the popular Undy development of Rockfield. The quaint village square of Magor, a stone's throw away, adds to the allure of the location. Here, you can explore bespoke shops, charming cafes, delightful restaurants, and essential services like a doctor's surgery and post office, ensuring your every need is catered for.

Nature enthusiasts will delight in the array of beautiful countryside walks available, with the renowned Magor Marsh Wetland Reserve just a short distance from the property.

Families will appreciate the proximity to a well-respected primary school, providing an excellent education for young learners. For those who commute, worry not, as the property is conveniently located near Junction 23A of the M4, ensuring a seamless journey to nearby cities and towns.

The property has undergone substantial refurbishment both internally and externally, ensuring that it meets the highest standards of contemporary living. No detail has been overlooked, and the result is a home that exudes sophistication and comfort, as the property has a purpose built attached annexe it lends itself to multi-generational living.

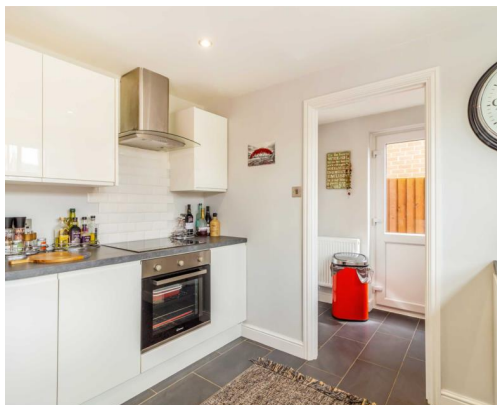


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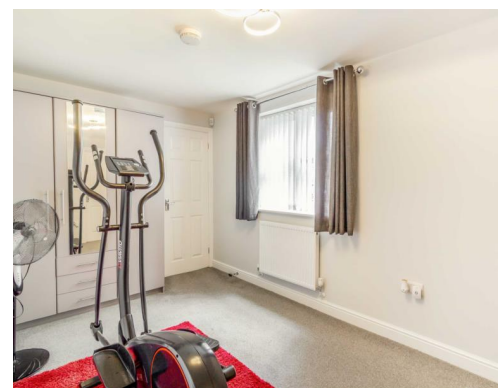


KEY FEATURES

- Spacious detached accommodation
- Five bedrooms (including annexe accommodation)
- Substantial refurbishment - both internally and externally
- Beautifully landscaped south westerly rear garden
- Opportunity for multi-generational living
- Viewing highly recommended



STEP INSIDE



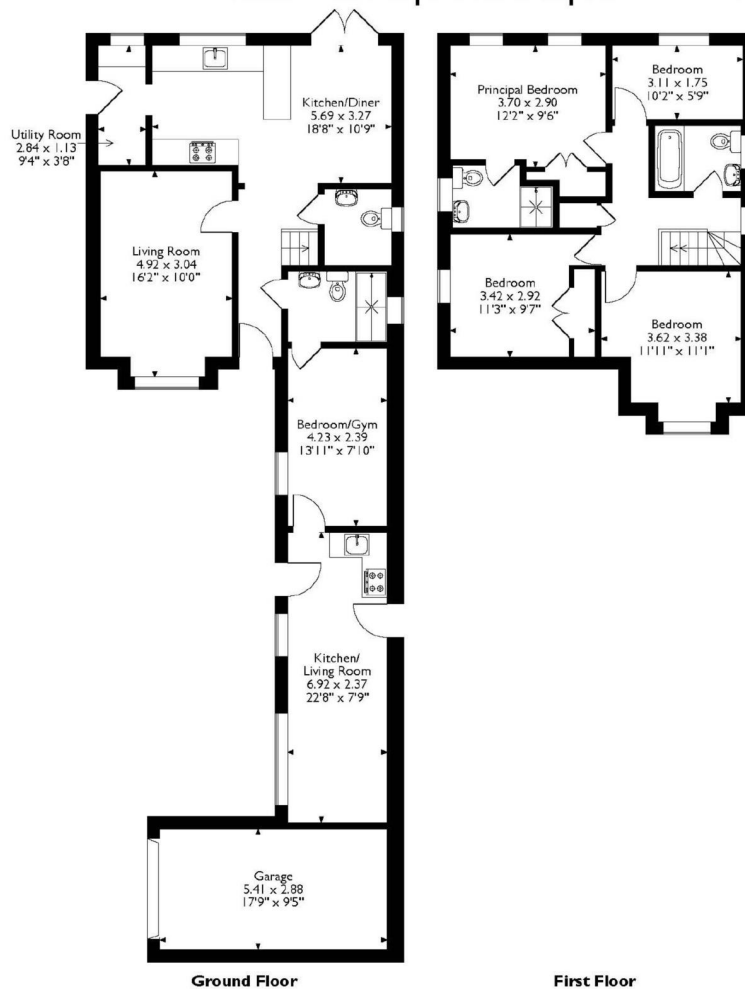
Upon entering the property, you will immediately note the meticulous attention to detail. The ground floor features a spacious and airy living area, thoughtfully designed for modern living and entertainment. The focal point of this space is a crafted fireplace. The open-plan layout of the kitchen seamlessly connects to the dining area creating a fantastic space for family gatherings and socialising with friends.

The kitchen boasts integrated appliances, and ample storage by way of handleless high gloss fronted base and wall units. It's the heart of the home, where culinary creativity meets practicality, there is an option for informal dining at the breakfast bar. From here, you have direct access to the low maintenance, landscaped garden, offering a serene escape from the hustle and bustle of everyday life. The ground floor also offers a useful, spacious cloakroom and utility room, where there is an integrated fridge freezer and plumbing.

Ascending to the first floor, you will find three generously sized double bedrooms, each adorned with natural light and tasteful décor. The principal bedroom stands out with its modern ensuite, complete with an oversized shower enclosure and a luxurious rain shower.

Bedroom four, though slightly smaller, has a unique charm of its own and provides delightful garden views, whilst the main family bathroom has also been refitted with a modern three piece suite in white.

Approximate Gross Internal Area
 Main House = 135 Sq M/1453 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 151 Sq M/1625 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.

This property comes with an added advantage of a single-storey extension, elevating its appeal and versatility to new heights. The extension seamlessly connects to the main dwelling, providing internal access for easy navigation between the original layout and the extended living space. Additionally, external access to the front driveway offers convenience and practicality for residents and visitors alike.

The single-storey extension is a true gem, offering a world of possibilities for the discerning homeowner. With one bedroom, it presents an excellent opportunity for a dedicated home office, ensuring a productive and comfortable work environment. Alternatively, the space could be used as an annexe, providing independent living quarters for extended family members or guests.

The modern shower room, complete with a three-piece suite, adds further appeal to the extension, providing convenience and luxury.

The sizeable living room within the extension features a well-appointed kitchen area with integrated appliances, combining the best of functionality and style.

STEP OUTSIDE



The front elevation of this property is welcomed by a gated entrance leading to an attractive paved parking area, providing ample space for parking in excess of three vehicles. A single garage with pedestrian access adds to the practicality, offering a secure space for your vehicle or extra storage.

The gardens to the front elevation have been thoughtfully designed for low maintenance, and there is separate entrances to both the main dwelling and extension from the driveway.

The gardens to the rear are a haven of tranquillity, once again designed for low maintenance with neatly laid faux grass and raised decked areas. Residents can bask in the south-westerly facing garden, making it an ideal spot for relaxation and enjoying the sunshine. For those seeking extra indulgence, the spa is available by separate negotiation, offering a touch of luxury and the perfect way to unwind after a long day.

Moreover, a wooden summerhouse graces the garden, providing a versatile space that can be used for entertaining guests (with its own built-in bar) or as a home office for remote work. There are several sockets and a Sky connection to the summerhouse.

INFORMATION

Postcode: NP26 3FJ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for several miles bypassing Caldicot and travelling through Rogiet. On entering Undy take a right turn into Rockfield Grove and continuing up the hill turn right into Rockfield Way and right again into Rockfield View. The property is located at the top.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	78	
(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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