



19 Dixon Close
Monmouth | Monmouthshire | NP25 3HE

FINE & COUNTRY



Step inside

Introducing a brand-new, four-bedroom executive home in the coveted Dixon Close neighbourhood, where modern luxury meets ultimate convenience. This elegant residence is perfectly situated within walking distance of a vibrant array of shops and top-tier schools, making it an ideal choice for families seeking the perfect blend of comfort and accessibility.

Key Features:

- **Spacious Living:** This house boasts ample living space, with four well-appointed bedrooms, providing plenty of room for family members and guests. Every bedroom is designed with comfort and relaxation in mind.
- **Contemporary Design:** The architecture reflects a modern aesthetic, blending seamlessly with the surrounding neighbourhood while offering all the amenities you'd expect in a newly constructed home.
- **Convenient Location:** Dixon Close's prime location ensures that you're just a stroll away from local shops, boutiques, and supermarkets. Whether you need groceries or are looking for a charming cafe for your morning coffee, it's all within easy reach.
- **Educational Excellence:** For families, the proximity to schools is a major advantage. The house is within walking distance of renowned primary and secondary schools, making the daily school run a breeze.
- **Quality Craftsmanship:** Expect nothing less than superior craftsmanship and attention to detail. This residence has been built to the highest standards, ensuring that it meets the needs of modern living while providing a timeless appeal.

This modern house in Dixon Close represents an incredible opportunity to make your dream home a reality. With its unbeatable location, modern design, commitment to quality and providing spectacular views towards the Kymin.

This spacious family house boasts approximately 2,500 square feet of living space. This fantastic home offers four double bedrooms, including a principal bedroom with en-suite shower room, and off-street parking for two cars.

The property has been built incorporating large windows and bi-fold doors which help to provide the spacious and light feel that buyers desire.

This home is equipped with gas central heating, providing hot water and central heating, with underfloor heating on the ground floor and conventional radiators upstairs. The kitchens come equipped with all the appliances you would ever need and quartz worktops.

Here's a summary of the high specifications you can expect:

- Traditional construction with rendered and timber clad elevations
- Double glazing
- Bi-fold doors from family areas
- Quality bathrooms
- Modern kitchen with quartz worktops
- Quality appliances, including oven, hob, fridge/freezer, dishwasher and wine chiller
- Turfed gardens to front and rear
- Views towards the Kymin
- LABC warranty



LOCATION

Welcome to Monmouth, a picturesque town nestled in the heart of the countryside. Located just 7 miles from Chepstow and The Severn Bridge, Monmouth is known for its historical charm and natural beauty.

The town is centred around a bustling town square, where you'll find a mix of historic architecture and modern amenities. Monmouth is famous for its rich history, with notable landmarks and attractions like Monnow Bridge, a medieval river crossing, and the Shire Hall, which played a significant role in the birth of the modern British legal system.

Monmouth offers a range of amenities, including shops, cafes, and restaurants, making it a vibrant and welcoming community. For those with families, there are several primary and secondary schools in the area, ensuring that education is easily accessible.

Nature enthusiasts will appreciate the surrounding landscape, which consists of lush countryside, woodlands, and scenic trails. The Wye Valley, a designated Area of Outstanding Natural Beauty, is just a stone's throw away, providing ample opportunities for outdoor activities like hiking, cycling, and exploring the meandering River Wye.

Additionally, Monmouth is well-connected with a regular bus service to nearby towns and cities, making it convenient for both commuting and leisure travel. So, whether you're looking for a peaceful rural retreat, historical charm, or outdoor adventure, Monmouth has something to offer everyone.

Monmouth is a lovely town in Wales with a range of schools and shops to serve its residents.

The town centre, in particular, is a great place to stroll and discover a variety of shops together with cafes and restaurants where you can take a break and enjoy the local atmosphere.





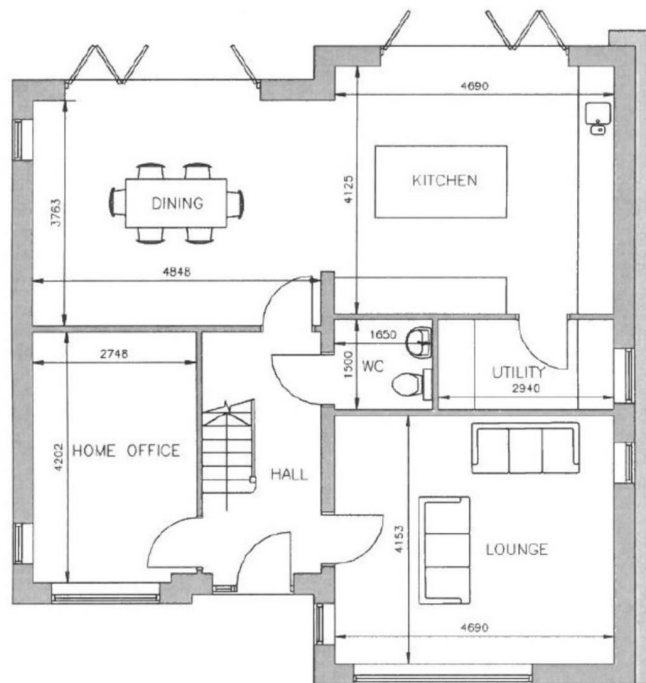


Step outside

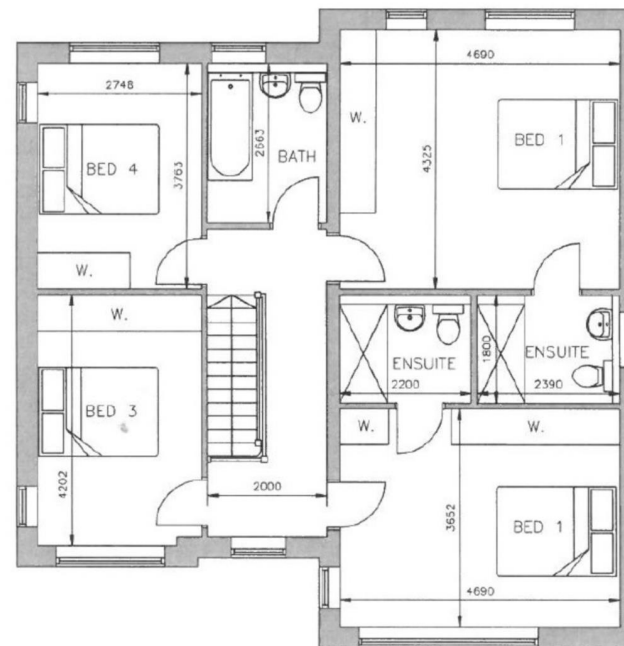
DIRECTIONS

What3words: ///common.promotion.officer





GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED DWELLING

19 DIXTON CLOSE
MONMOUTH
MONMOUTHSHIRE
NP25 3HE

Title

ALTERNATIVE
FLOOR PLAN OPTION

**CHURCH +
HASTINGS**

Rory Brock
M: 07712 259378

Abril Church
M: 07979 541397

Drawn	APC
Scale	1:100 @ A3
Date	JULY 2023

Drawing Number

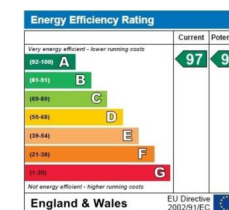
SK1

Revisions

Postcode: NP25 3HE | Tenure: Freehold | Tax Band: TBC | Authority: Monmouthshire | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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