



RAGLAN

Guide price **£425,000**



**A** ARCHER & CO

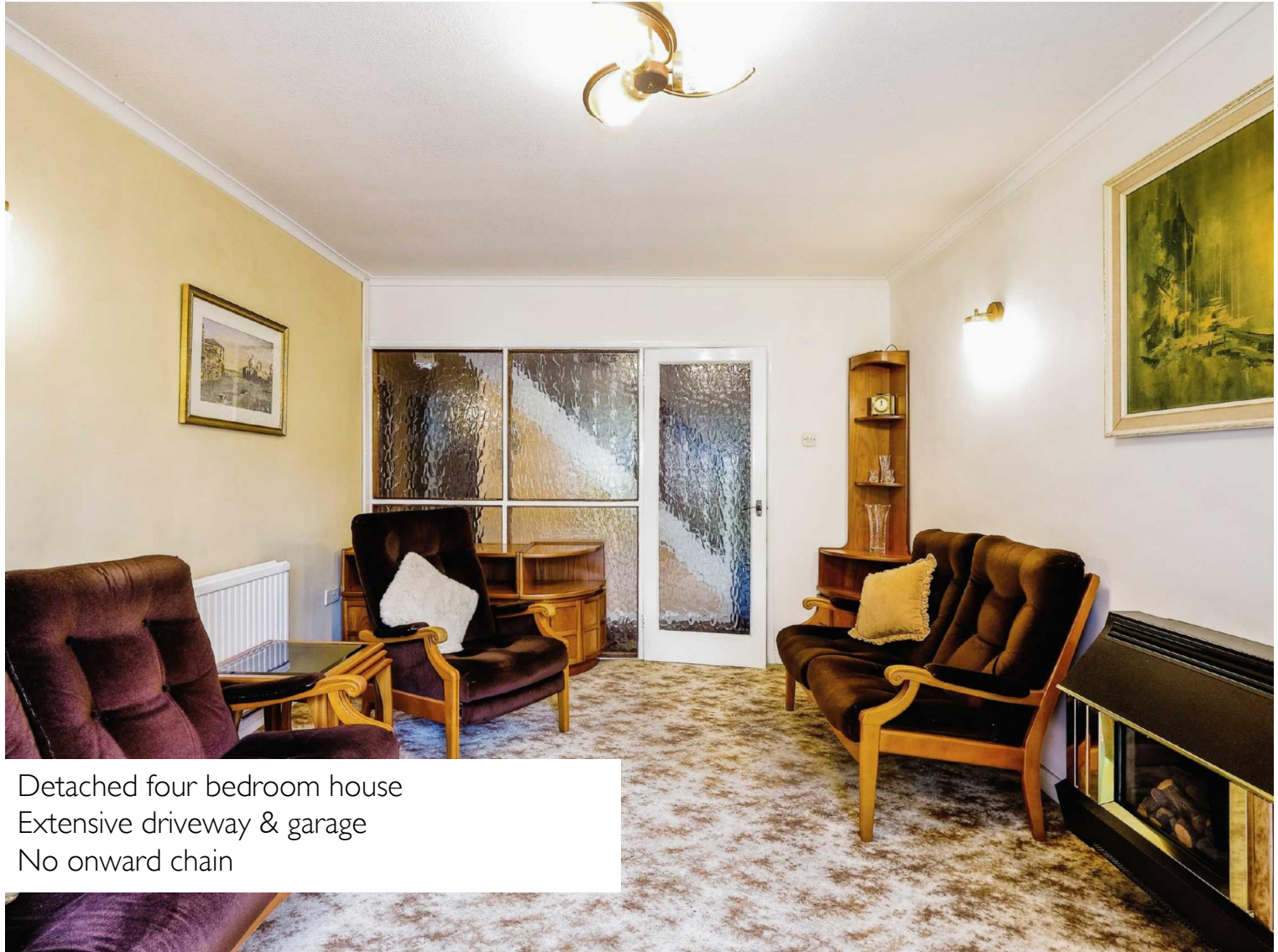
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# 36 FAYRE OAKS

Monmouthshire NP15 2HA



Detached four bedroom house  
Extensive driveway & garage  
No onward chain

This detached home is situated on the edge of Raglan village and enjoys access to all the amenities Raglan has to offer including local shops, Doctor's surgery and well regarded School. The nearby market towns of Monmouth, Usk and Abergavenny offer further facilities if required with restaurants, leisure facilities, secondary schools and more extensive shopping options.

The Brecon Beacons National Park is also close at hand for those wanting to enjoy outdoor leisure pursuits.

For those wishing to commute, the larger cities of Cardiff, Bristol and Newport are accessible by major road and rail links.





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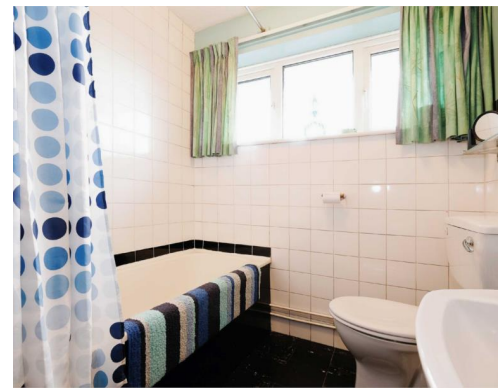
### KEY FEATURES

- Detached house
- Four bedrooms
- Two reception rooms
- Ground floor bathroom
- First floor shower room
- Driveway & garage





# STEP INSIDE



Upon entering this inviting house, you are greeted by an entrance hallway, where a staircase ascends to the first-floor landing, offering a glimpse of what lies above and an under stairs storage cupboard. The hallway exudes an air of warmth and welcome, setting the stage for the various rooms branching off from it.

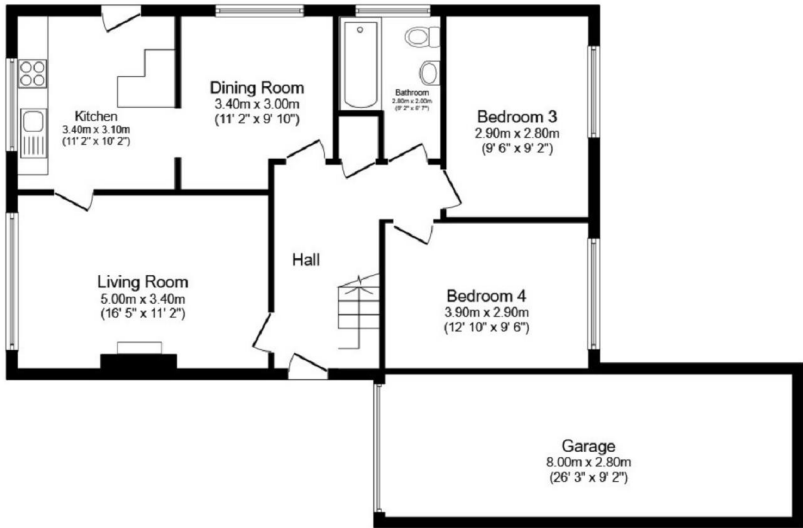
Directly off the hallway is a spacious lounge, a haven of comfort and relaxation. A sizable picture window graces the front wall, ushering in abundant natural light that bathes the room in a soft glow. This room is thoughtfully designed to create an inviting atmosphere, making it an ideal space for social gatherings or quiet contemplation.

Accessed off the hallway is a tasteful dining room, featuring a side-facing window that frames outdoor views and adds an extra layer of brightness to the space. A door leads seamlessly from the dining room into the kitchen, a practical and stylish hub of the house situated between the lounge and dining room.

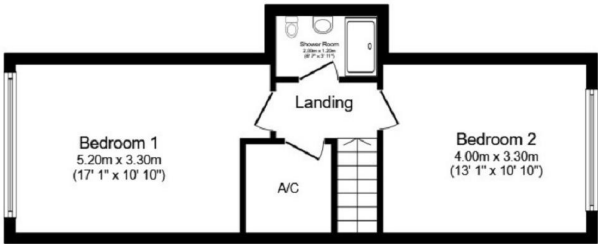
The kitchen boasts an array of wall and base units, providing ample storage and a sleek aesthetic. Dual aspect windows infuse the space with light, and a door opens to the garden, seamlessly blending indoor and outdoor living.

The ground floor of the house offers two generously sized bedrooms, each offering a tranquil view of the garden. These bedrooms are designed with comfort in mind, offering a peaceful retreat for restful nights.

A family bathroom completes the ground floor, featuring a tastefully designed three-piece suite that combines form and function in harmony. Just off the bathroom another storage cupboard can be found.



Ground Floor



First Floor

Total floor area 138.9 sq.m. (1,495 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

As you ascend to the first floor, you'll discover two additional double bedrooms that continue the theme of comfort and style. These bedrooms provide ample space for personalisation, making them a canvas for your individual preferences. A convenient walk-in cupboard, accessible from the landing, which can be used as a home office with enough room to occupy a desk.

Completing the first floor is a shower room, catering to modern living needs. The thoughtful inclusion of a shower room on this level adds an extra layer of convenience and functionality.

Additional features of note include double glazing and gas central heating, to ensure a comfortable and energy-efficient living environment. The house has been designed with attention to detail and an emphasis on comfort, making it a charming and practical abode for any discerning homeowner.

Whether it's the serene bedrooms, the inviting living spaces, or the seamless connection to the outdoors, this house offers a harmonious blend of aesthetics and practicality.



# STEP OUTSIDE



The outdoors of this house presents a welcoming and practical landscape that complements the charm of the interior. A generously sized driveway, capable of accommodating multiple vehicles, extends a warm invitation to residents and guests alike. This driveway leads seamlessly to an attached larger than average garage, featuring an up and over door for easy access and secure parking. Accessed via the kitchen door is a paved patio area with pergola over.

Both the front and rear portions of the property are adorned with well-maintained lawns that offer a verdant backdrop to the residence. The natural beauty of these lawns is further enhanced by thoughtfully arranged hedged and shrub borders, adding a touch of visual appeal and privacy to the surroundings.

A delightful surprise awaits on the far side of the property, where a previous owner's vegetable garden once thrived. This versatile area can be adapted to suit a variety of purposes, catering to your individual preferences and needs.

## INFORMATION

Postcode: NP15 2HA

Tenure: Freehold

Tax Band: E

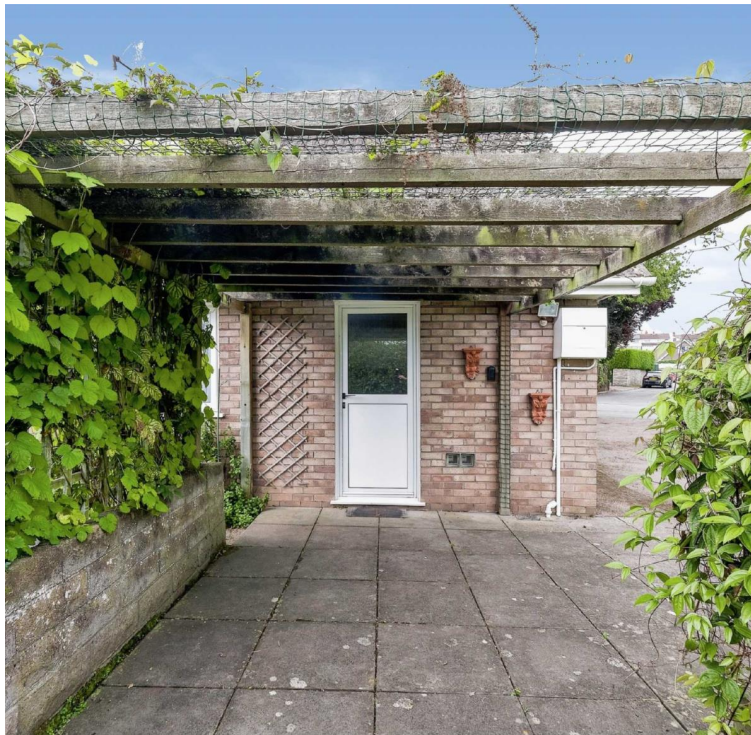
Heating: Gas

Drainage: Mains

EPC: E







## DIRECTIONS

From Usk Road side of Raglan, turn right into Caestory Crescent which in turn leads into Fayre Oaks. Alternatively Fayre Oaks may be approached by leaving Raglan on the Chepstow Road adjacent to the Parish Church. After passing the Primary School on the left Fayre Oaks will be the first right turn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	52	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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