



UPPER REDBROOK

Guide price **£650,000**



GLOUCESTER PLACE

Monmouth, Gloucestershire NP25 4LU



Four-bed detached house in wooded valley
Off-road parking & views
Open-plan lounge kitchen diner, office

Nestled into a picturesque wooded valley, in the hamlet of Redbrook sits this pretty, four-bed detached home waits to welcome you with contemporary, high-end interiors within an upside-down layout. Outside there's practical parking, and a sun-drenched, elevated rear garden perfect for relaxing and alfresco dining against the backdrop of mature woodland.

The hamlet can also boast a stunning situation within the heart of the Wye Valley Area of Natural Beauty offering a myriad of amazing land and water outdoor activities to enjoy, from rambling through woodland to riding the rapids on the river Wye - and everything in-between. A paradise for walkers, mountain bikers, and horse-riders, the area is one of the country's rural gems, offering a glorious landscape to explore and enjoy fully immersing yourself in all the experiences on offer.

The house feels cocooned in idyllic countryside but the popular market town of Monmouth offering a range of eateries and shops, highly regarded schools and sports clubs is only a few minutes drive away. The town is also where you will find the main road that can easily take you north to Birmingham or south to the M4, Cardiff, Bristol and further afield.



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KEY FEATURES

- Pretty four bed detached property
- Surrounded by stunning scenery
- Upside-down lay out to the first floor
- Beautifully presented throughout
- Raised rear garden with woodland views
- Ample off road parking



STEP INSIDE



Step inside this most welcoming of homes, after admiring the visually pleasing symmetry of the facade boasting impressive attention to detail including stunning heritage green windows, stone window sills and lintels, and a pretty wood and slate tiled porch roof.

Through the front door and immediately the contemporary design and high-end interior is evident in the central hallway via the glass and oak staircase. There are four bedrooms and a family bathroom to explore on the ground floor.

Each of the four bedrooms on the ground floor are doubles and can offer ample space for storage. The principal bedroom can boast a four-piece ensuite bathroom in contemporary design.

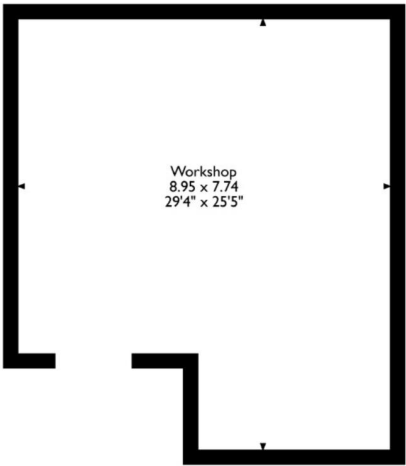
This charming bedroom also offers a set of French doors out to the lower garden and parking area, a lovely spot to enjoy a quiet morning coffee or wander up the stone steps to the elevated seating area.

There's also a family bathroom on the ground floor as well as a handy storage cupboard, completing the ground floor.

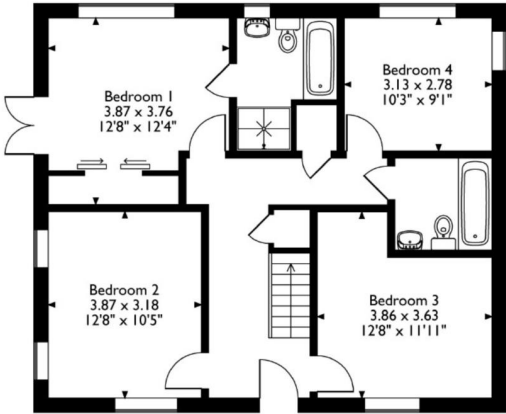
The impressive space on this upper floor makes the most of its elevated status by boasting a triple aspect that invites light to cascade in to fill the open-plan reception room and offers wood and garden views.

The vast majority of this substantial space is dedicated to an open-plan living area, zoned to perfection for cooking, dining and lounging and visually connected by the use of the same engineered oak flooring throughout.

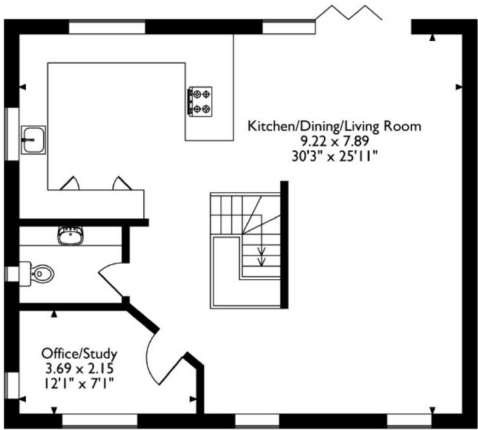
Approximate Gross Internal Area
Main House = 146 Sq M/1572 Sq Ft
Outbuilding = 62 Sq M/667 Sq Ft
Total = 208 Sq M/2239 Sq Ft



Outbuilding



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.

There's a well-equipped modern kitchen bringing a country feel to the space, with the soft grey units crowned with wooden worktops and stylish ceramic flooring. The kitchen has all the integrated appliances a cook could want including an integrated oven and a hob and extractor fan nestled within the peninsula design.

This well-designed home includes a sociable lounge zone within this open-plan space, tucked around the other side of the central staircase wall to create a more intimate ambience but also flowing effortlessly from the dining area and enjoying the woodland view through the aluminium bifold doors.

As well as being a social space designed for enjoying time spent together, this upper floor can offer practical too, with a separate home office tucked into one corner with dual aspect views.

A dual function cloakroom and utility room next door completes the accommodation at this immensely appealing, contemporary home that easily combines modern, luxury design with country charm that links directly to the stunning scenery that surrounds it.

AGENTS NOTE:
Solar panels providing 2kw of energy. Discreetly installed on rear roof west facing slope. Not visible from front elevation. Current transferable guarantee with 7 years still to run.

STEP OUTSIDE



Step outside into the front garden to find off-street parking on the driveway that leads through gated access into a secondary parking area with the added benefit of an electric car charging point. The rear garden includes a raised seating area that makes full use of the sloping topography of the valley to ensure optimum views of the surrounding landscape from its elevated position.

Another area that is a sunny spot to relax with a book, enjoy an evening drink, or look forward to a slow Sunday morning brunch is the terrace at the back of the house, directly accessed via bifold doors from the first floor reception space. This seating area is perfect for enjoying alfresco dining and relaxing, against the backdrop of the enchanting wooded hillside, joined by the sound of gentle running water as a babbling brook meanders by.

AGENTS NOTE:

1. Solar panels providing 2kw of energy. Discreetly installed on rear roof west facing slope. Not visible from front elevation. Current transferable guarantee with 7 years still to run.
2. Large stone out building with potential for conversion to a holiday let/annex/office subject to the necessary planning permissions.

INFORMATION

Postcode: NP25 4LU

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

EPC: B





DIRECTIONS

From Monmouth take the A466 road south through Wyesham, and into Redbrook. Take the first left onto Incline Road and follow the road for approximately 0.2 miles where you will find the property on your right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	88	89
C (69-80)		
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	

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