



MAGOR

Guide price **£790,000**



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TANGLEWOOD

West End, Magor, Caldicot, Monmouthshire NP26 3HT



Close to M4 access and Magor Square
Beautifully landscaped rear gardens
Ample off-road parking and double garage

Living at Tanglewood offers a lifestyle that blends classic charm with modern comfort. The surrounding area of Magor provides a picturesque setting. The property is ideally situated for local schooling and commuting, with junction 23A (M4 access) only a short distance away.

The delightful village square at Magor is the hub of the community is within walking distance and offers an array of bespoke shops, cafes, eateries and public houses, along with a supermarket, post office and doctors' surgery. Undy Primary School is only a short distance from the property, as is the newly constructed community hub.

This unique and individually designed family home epitomises contemporary living, this property is a testament to thoughtful architecture and meticulous attention to detail. Nestled in a desirable neighbourhood, the property stands out with its modern aesthetics and well-proportioned rooms, providing an ideal setting for a growing family or those wishing to work from home.

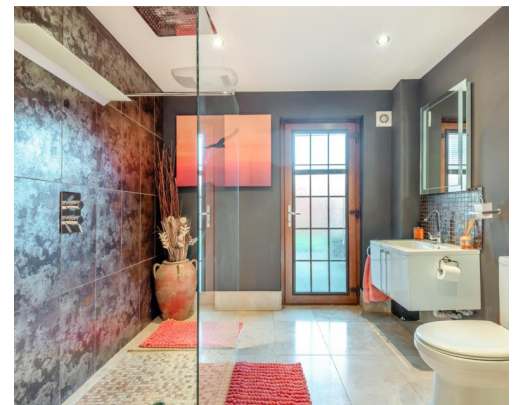


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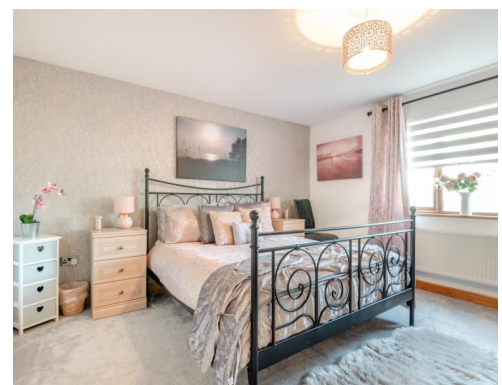


KEY FEATURES

- Substantial individual detached property
- Four bedrooms all with ensembles
- Additional bedroom/home office over garage
- Stunning kitchen with integrated appliances & dining area
- Two reception rooms
- Viewing highly recommended



STEP INSIDE



The heart of this exceptional home lies in its open and flexible accommodation, catering to the diverse needs of today's homeowners. The spacious interiors seamlessly blend style and functionality, creating an inviting atmosphere for both daily living and entertaining guests.

One of the standout features of this property is the addition of a versatile room above the garage. This bonus space adds an extra layer of functionality, offering the flexibility to be utilised as a fifth bedroom or transformed into a home office. This feature is particularly appealing for those who appreciate the convenience of working from home, providing a dedicated and comfortable workspace within the confines of this beautiful home.

In addition to the above the expansive living room seamlessly spans from the front to the rear, featuring a stunning remote control gas flame effect fire as its focal point. The convenience of bifold doors grants access to the rear sun terrace, seamlessly connecting indoor and outdoor living spaces.

Step into the left side of the hallway, where a superb reception room awaits, currently utilised as a family room. The flexibility of this space opens up possibilities for various uses.

As you step into hub of this home, the stunning kitchen goes beyond culinary expectations. This inviting space seamlessly incorporates a spacious dining area, large enough to accommodate a full-sized dining table. The central island not only serves as a focal point but also offers the opportunity for informal dining, providing base storage, a wine chiller, canopied extractor, induction hob, and an integrated BBQ.

The remainder of the kitchen is fitted with contrasting black and white high gloss fronted units, complemented by attractive low-level LED lighting. The thoughtful design extends to a range of further integrated appliances, including twin double ovens, an American style fridge freezer, and a dishwasher, ensuring both style and functionality.

Approximate Gross Internal Area 345 Sq M/3714 Sq Ft

**Ground Floor****First Floor****Second 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.

Completing the ground floor is a luxurious wet room featuring a walk-in shower enclosure with a rain shower and convenient rear access to the garden. Additionally, a sizeable utility room and internal access to the double garage add practicality and convenience.

The first and second floors of this exquisite property offer a total of four bedrooms, each generously sized to accommodate double beds. Moving to the first floor, you'll find the impressive principal suite.

This rear-facing room is truly stunning, featuring a Juliette balcony that provides views of the rear garden. The ensuite attached to the master bedroom is a luxurious space, boasting a 4-piece suite. This includes a freestanding egg-shaped bath and a double-width shower enclosure.

On the same floor, there are two additional double bedrooms, one positioned to the front and another to the rear. Both bedrooms enjoy the full benefit of ensuite shower rooms, ensuring convenience and privacy for occupants.

Venturing to the second floor there is a delightful guest suite. The double room offers a welcoming atmosphere, complemented by a convenient walk-in wardrobe. Adjacent to this suite is an opulent bathroom that deserves nothing less than a five-star rating. The bathroom features a freestanding bath and a multi-jet shower enclosure. The timeless aesthetic of the black and white theme adds a touch of classic sophistication to this luxurious space.

STEP OUTSIDE



Stepping outside there is off-road parking for up to four vehicles and a double garage, one side of which boasts an electric door for added convenience. The front garden has a well-maintained lawn. Venture to the rear, where entertainment takes centre stage on a paved sun terrace and a generous decked area – the perfect spots for relaxation and gatherings.

The outdoor experience is enhanced by a superb bar, creating an ideal setting for hosting friends and family, and for those seeking the ultimate relaxation, a hot tub is available for consideration in a separate negotiation. The rear garden is enclosed by fencing and features a neatly manicured lawn planted with a variety of shrubs. The property also comes complete with a garden shed and a greenhouse, both thoughtfully situated on the side elevation, adding practicality to this property.

AGENTS NOTE: There is a small strip of land to the front lawned garden that does not belong to the property (nearest the road). The property has a water meter fitted.

INFORMATION

Postcode: NP26 3HT
Tenure: Freehold
Tax Band: G
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, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase and Vinegar Hill on the right-hand side and the Community Hwb on the left. Turn left signposted Magor Square and at the mini roundabout take the second-hand turn and immediately left into Magor Square. At the t-junction proceed straight over into West End and the property can be found after a short distance on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	85
(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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