



UNDY

Guide price £530,000



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8 THE WILLOWS

Undy, Caldicot, Monmouthshire NP26 3HQ



Development opportunity (subject to planning)
Ideally situated for commuting with M4 access
Study Ideal for home working

The property is nestled at the end of a sought-after development, this individual detached property offers spacious family accommodation that caters to every need.

Situated within close proximity to the bustling local amenities of Undy and Magor, as well as convenient access to the M4, this home perfectly blends convenience with suburban charm. Families will appreciate the nearby primary schooling, ensuring that education is just a stone's throw away.

The beautiful village square at Magor provides a range of local amenities to include bespoke shops and cafes, a selection of restaurants, doctors' surgery and post office.



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KEY FEATURES

- Superb detached property
- Four bedrooms (three with en suite bathrooms)
- Spacious reception rooms
- Private rear gardens
- Conveniently located for local amenities and primary schooling
- Parking for 8+ cars and detached double garage



STEP INSIDE



Stepping through the main entrance you are greeted by a spacious reception hall, setting the tone for the generous proportions that define the interior. A turned staircase leads to a superb galleried landing, presenting an ideal reading space benefitting from natural light, perfect for unwinding with a book after a long day.

The ground floor is designed for functionality. A cloakroom, fitted with a modern two-piece suite, offers convenience. Beyond lies the main reception room, accessed through double doors, where a feature fireplace serves as the focal point, creating a cosy ambiance. Dual aspect windows frame views of the front and rear gardens, infusing the space with warmth and light.

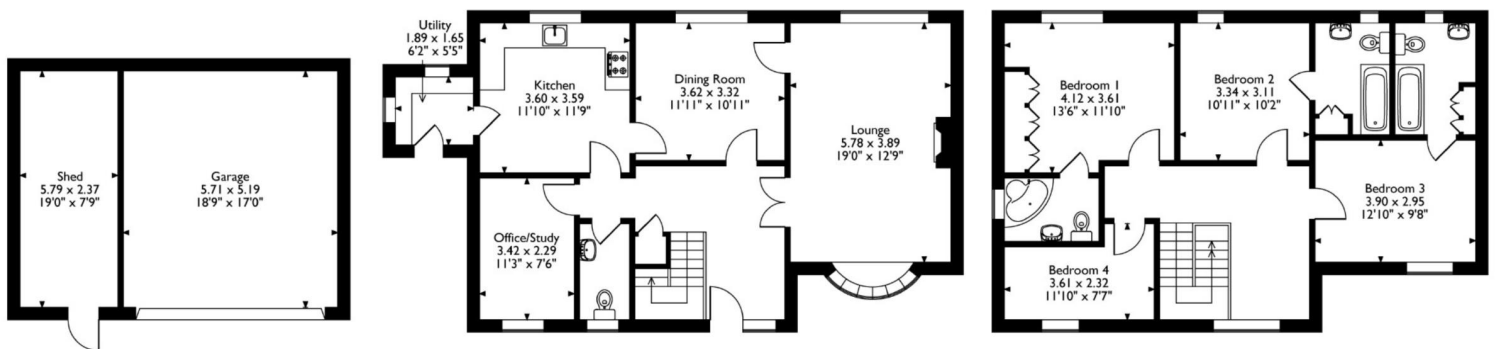
Adjoining this is the dining room, boasting ample space for dining table and benefiting from a garden aspect visible through a rear-facing window. A doorway seamlessly connects to the kitchen, ensuring effortless flow for entertaining.

For those who desire a dedicated workspace, a study provides the ideal retreat, offering privacy and space without sacrificing any of the first floor bedrooms.

Meanwhile, the kitchen serves as the heart of the home, fitted with a good range of cream-fronted base and wall units.

Integrated appliances, including an oven, halogen hob, dishwasher, and two fridges, cater to the demands of modern living with ease. To complete the ground floor, a utility room offers practicality and convenience, featuring plumbing and external access to the front elevation.

Approximate Gross Internal Area
 Main House = 156 Sq M/1679 Sq Ft
 Garage/Outbuilding = 44 Sq M/474 Sq Ft
 Total = 200 Sq M/2153 Sq Ft



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.

Ascending to the first floor, the accommodation continues to exceed size expectations. Each bedroom boasts generous proportions and the abundance of bathrooms ensures convenience and privacy for all occupants.

As mentioned previously, all first-floor rooms lead off from the charming galleried landing.

The principal bedroom offers a spacious room with a rear-facing aspect. Built-in wardrobes provide ample storage, ensuring a clutter-free environment. An ensuite bathroom, recently refitted with a modern three-piece suite in pristine white includes a corner bath.

Bedrooms two and three rival the principal in size and comfort, each offering double accommodations and the added convenience of ensuite bathrooms, built-in storage solutions to both optimise space. Meanwhile, bedroom four offers a single room with a front facing aspect.

STEP OUTSIDE



Stepping outside the plot extends to just under a fifth of an acre. The driveway provides off-road parking for up to eight vehicles. Adjacent to the driveway stands a detached double garage with an electric door and alarm and to the side, a large wooden garden store offers further versatility providing valuable storage options. The garage holds potential for future development (subject to the approval of a new application) as detailed within the agents notes below.

The front elevation offers a covered seating area and is principally lawned. A side gated access leads to the private rear gardens, offering a seamless transition to outdoor living. High level hedges bound the perimeter, offering privacy, with the remainder of the garden being laid to a well-manicured lawned area, raised planted borders and attractive stone chippings provide low maintenance.

AGENTS NOTE:

The garage had outline planning granted for a detached bungalow. This has now lapsed, but can be viewed on application number DC/2006/00057. There is planning granted for a small development of 3 dwellings to the right hand boundary of the property. The property is on a water meter.

INFORMATION

Postcode: NP26 3HQ
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 for approx. 6 miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and continuing for a short distance take the right hand turn into Pennyfarthing Lane. Take the first right turn into The Willows where the property can be found in an elevated position at the end of the cul de sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	75	
(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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