



PENHOW

Guide price **£575,000**



14 ROCKFIELD GLADE

Penhow, Caldicot, Newport NP26 3JF



Driveway with off road parking for up to 4 cars
Beautiful landscaped gardens
Study- Ideal for home working

This family home is tucked away in an elevated position within a cul de sac located within the popular village of Penhow, it offers versatility and is ideal for family living and entertaining.

Parc-Seymour is a suburban hamlet on the northern edge of Penhow, just off the A48 which links up to the M4 - making the property ideally located for those wishing to commute to Bristol and Cardiff.

The area is popular not only with commuters, but also families and also those seeking the countryside, as Wentwood Forest is within a short distance drive from the property.

There is a village shop and café within walking distance, along with a well-respected restaurant. The Roman village of Caerwent is a short drive with a range of local amenities to include a post office and farm shop and more comprehensive facilities can be found within the towns of Caldicot and Chepstow.



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KEY FEATURES

- Substantial detached property
- Five bedrooms
- Spacious living/dining room
- Additional flexible room
- Double garage
- Popular development & close to M4 access



STEP INSIDE



The entrance hall of this property welcomes you with a sense of space and openness, setting the tone for the rest of the house. From here, you have access to all the ground floor rooms, ensuring convenience and easy flow throughout. A cloakroom, fitted with a two-piece suite adds practicality.

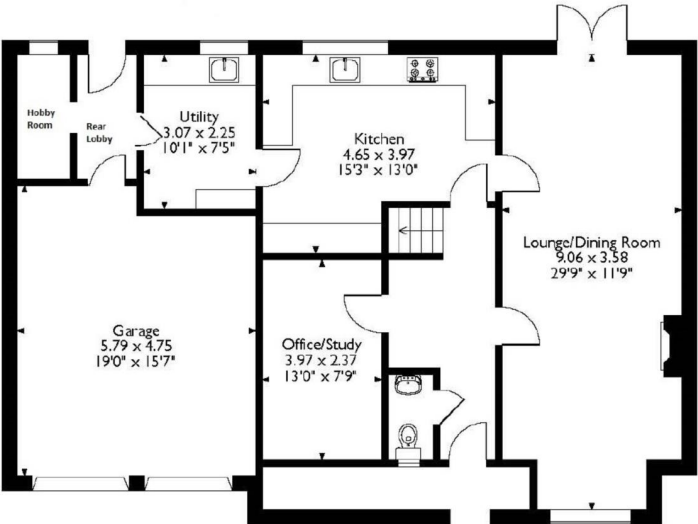
For those who require a dedicated workspace, there's a generously sized study, offering an opportunity for remote working. The spacious living room serves as an exceptional reception area, complete with a designated dining space. French doors lead out to the rear sun terrace, extending the living space seamlessly to the outdoors.

The kitchen, running along the rear of the property, is a focal point for culinary endeavours. Equipped with an excellent range of base and wall units, including a tallboy unit, and ample work surfaces, it's designed for efficiency and functionality.

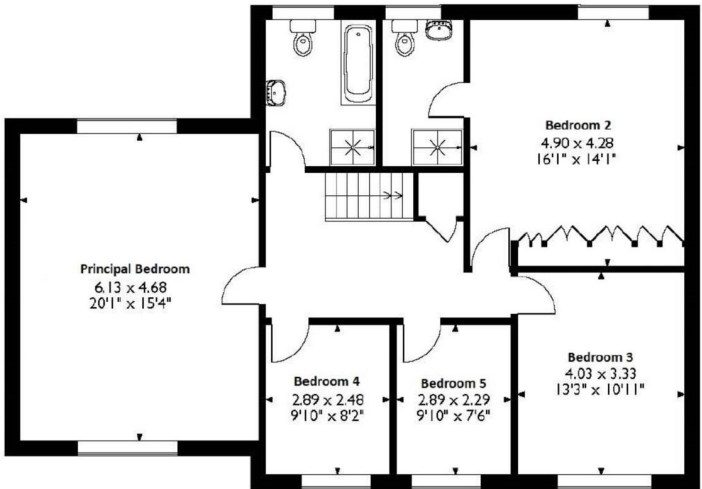
Integrated appliances such as an induction hob with a canopied hood above, double oven, microwave, dishwasher, and fridge, cater to modern needs. A rear-facing window offers a pleasant garden view, while space for a breakfast table allows for casual dining options.

Adjacent to the kitchen, a utility room provides additional storage and houses essential utilities, including plumbing and access to the central heating boiler. From here, an inner rear lobby grants access to the garden and garage, facilitating practical living. Moreover, a versatile room adjoining the utility area offers flexibility, serving as a potential additional study or hobby room.

Approximate Gross Internal Area
222 Sq M/2389 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 property comprises five generously sized bedrooms and a family bathroom. The landing provides access to the loft and airing cupboard.

The principal bedroom stands out, spanning the entire width of the first floor. Offering a dual aspect to both the front and rear elevations, it boasts elevated countryside views from the front and garden vistas from the rear.

Bedroom two serves as an inviting guest suite, featuring a rear-facing double room with picturesque garden views. Complete with a built-in bank of wardrobes, this room offers plenty of storage space. Additionally, it benefits from an ensuite shower room fitted with a three-piece suite, including an oversized shower enclosure.

Bedrooms three and four are situated at the front of the property, offering partial countryside views. Both rooms comfortably accommodate double beds, with bedroom four also furnished with additional bedroom furniture for added convenience. Completing the bedroom accommodations, bedroom five provides a spacious single room fitted with built-in bedroom furniture.

The family bathroom boasts generous proportions and fitted with a four-piece suite which includes a bath and a separate shower enclosure.

STEP OUTSIDE



The front garden of this property features a well-maintained lawn planted with mature shrubs and trees. A paved driveway offers convenient off-road parking for up to four cars, ensuring ample space for both residents and guests. This driveway leads to a double garage, equipped with twin doors, one of which is electrically operated. Stepping outside the rear picturesque garden has been thoughtfully tiered, with each tier defined by elegant stone walling, adding character and dimension to the outdoor space. A paved sun terrace serves as the focal point for outdoor gatherings and relaxation.

There is both lower and upper lawned areas and additional paved area. The remainder of the garden is planted with an array of mature shrubs and trees.

AGENTS NOTE:

The property has a water meter.

INFORMATION

Postcode: NP26 3JF
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). At the next roundabout (Parkwall) take the second exit (straight over) and continue along the A48 for several miles, bypassing the village of Caerwent. Just opposite the Ego at The Groes Wen Inn turn right into Parc Seymour. After a short distance take the first turning right into Rockfield Glade, then following the numbering turn left and the property is located on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	82
EU Directive 2002/91/EC			

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