



CAERWENT

Guide price **£720,000**



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MEADOW VIEW

Caerwent, Caldicot, Monmouthshire NP26 5BA



No onward chain

Located within the popular Roman village of Caerwent

Double garage with sizeable storage above

Nestled within the charming Roman village of Caerwent, this spacious detached property offers an idyllic retreat with countryside views. Boasting three double bedrooms, plus a bathroom and a separate shower room, it ensures ample space for comfortable living.

The generous reception rooms provide an inviting space for gatherings or relaxation. Outside, the grounds sprawl over in excess of 1.25 acres, offering ample space for outdoor activities and keen gardeners. With the added convenience of a double garage with sizeable storage above offering a range of options and flexibility. The property comes with the full benefit of no onward chain.

The property is ideally situated within the charming and historic Roman village of Caerwent, imparting a sense of timeless allure and a rich cultural backdrop. Residents will enjoy the proximity to local amenities, ensuring convenience in daily living. A reliable bus service connects the village to the nearby towns of Chepstow and Caldicot.

The A48, conveniently close, offers swift access to both Chepstow and Newport where M4 access can be found, facilitating effortless commutes for those with professional obligations in these areas. Caerwent boasts a lively local community, characterised by its warm and welcoming ambiance.



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KEY FEATURES

- Spacious detached property
- Three double bedrooms
- Generous reception rooms
- Bathroom & shower room
- Countryside views
- Grounds in excess of 1.25 acres



STEP INSIDE



The village embraces a range of essential amenities, including a local pub, church, shop and post office, meeting the various needs of its residents. Additionally, a communal village hall (accompanied by a sports field) serves as a hub for social gatherings and recreational activities.

Upon entering the property there is a reception area with an inner door leading to a sizeable reception room. Here, dual windows frame picturesque views of the lush gardens and open countryside beyond. A gas log effect stove serves as a focal point.

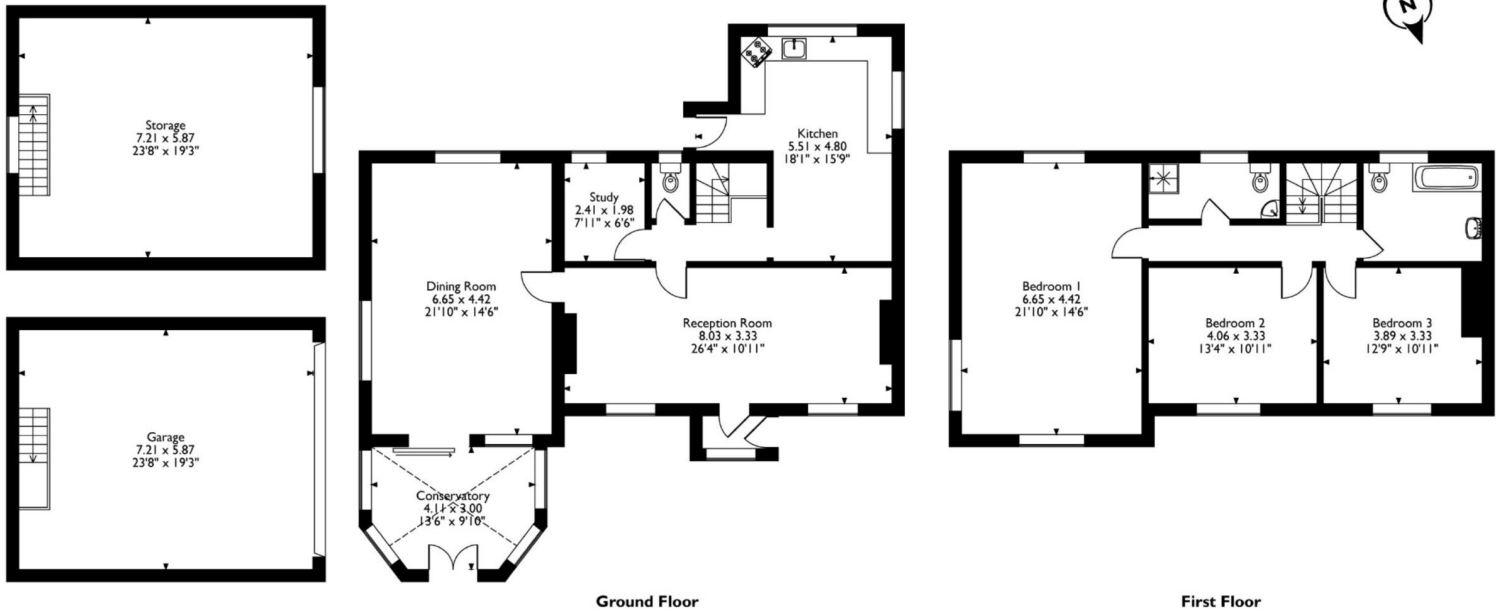
Transitioning from the reception room, a door opens into the main hallway and there is access to the sitting room, which provides another generously proportioned reception room, designed with both comfort and functionality in mind, with ample space for furniture arrangements and dual aspect. Patio doors lead directly to the conservatory.

This additional reception space offers a vantage point to admire the rear gardens and distant countryside vistas. French doors open onto the rear south-westerly sun terrace.

From the reception hall, a turned staircase ascends to the first floor. A convenient under stairs storage cupboard and cloakroom provide practical amenities. Positioned to the left of the hallway is a highly functional utility/boot room.

An archway leads from the hallway into the kitchen. Here, there is a dedicated open plan dining/breakfast area. The kitchen itself is equipped with a range of fitted units and integrated appliances, including an oven, hob, cooker hood, and fridge. External access is provided via a door which leads to the main driveway.

Approximate Gross Internal Area
 Main House = 185 Sq M/1993 Sq Ft
 Garage/Outbuilding = 84 Sq M/904 Sq Ft
 Total = 269 Sq M/2897 Sq Ft



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 via the turned staircase, the landing offers access to three generously proportioned double bedrooms, a bathroom, and a separate shower room.

The principal bedroom has a spacious layout, stretching from the front to the rear of the property. Triple windows flood the room with natural light also offering a garden aspect.

Meanwhile, both bedroom two and three provide ample space to accommodate double beds. Bedroom two boasts the added convenience of built-in triple wardrobes, offering practical storage solutions, while bedroom three has a charming feature fireplace.

The first-floor further benefits from the presence of both a bathroom and a shower room, providing convenience and flexibility for modern living.

The bathroom is appointed with a classic three-piece suite in white, complete with a panelled bath. Meanwhile, the shower room offers an additional three-piece suite, with a corner shower enclosure.

STEP OUTSIDE



Located in an enviable position, the property at Meadow View boasts two standout features: its prime location and expansive grounds, the rear garden benefits from a south-westerly aspect and is estimated to span in excess of 1.25 acres. The spacious parking area accommodates multiple vehicles. The sizable detached garage presents a multitude of opportunities. Equipped with an electric garage door, the garage also features upstairs space. This versatile area is boarded and includes a window. Furthermore there is a lean-to storage area at the rear of the garage.

The true charm of Meadow View lies in its beautifully landscaped gardens. The gardens has a rich tapestry of well-established shrubs and trees and is bounded by natural hedging and fencing, with countryside views.

AGENTS NOTE:

1. We are advised that the ground is subject to covenants, we have copies of these to be viewed within the office, legal advice should be taken on the contents.
2. The property has a water meter & private drainage (septic tank).
3. The land has not been measured but we are advised it is in excess of 1.25 acres

INFORMATION

Postcode: NP26 5BA
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Private
EPC: TBC





DIRECTIONS

Leaving Chepstow, take the third exit off the roundabout at the top of the town, remaining on the A48 - signposted Caerwent. Pass St Pierre on the left-hand side and at the next roundabout continue straight over and continue along the A48 for a few miles, before turning left signposted Caerwent (just after the farm shop). Continue along the road through Caerwent village and pass The Coach & Horses pub on the left-hand side. The property is located on the right-hand side when leaving the village.



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.