



NASH

Guide price **£600,000**



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AINSLEY STABLES

Straits Lane, Nash, Newport NP18 2BY



Great condition

Double car port

Beautifully maintained grounds



Located in the highly sought-after area of Nash, this well-maintained three-bedroom bungalow offers an exceptional blend of rural tranquillity and accessibility. Set on a generous plot, the property features a spacious living area, a well-appointed kitchen, and three cosy bedrooms, all thoughtfully maintained by the current owners.

The outdoor space is a standout feature, boasting six stables and an additional 0.40-acre paddock, ideal for equestrian enthusiasts or those seeking ample outdoor space. The expansive garden is perfect for relaxation, family gatherings, or entertaining guests.

Despite its serene rural setting, the bungalow is conveniently close to Newport Spyty Retail and Leisure Park, offering a range of shopping and leisure facilities. Additionally, the M4 corridor is easily accessible, providing excellent transport links for commuting and travel.



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KEY FEATURES

- Detached property
- Three bedrooms
- Six stables
- Additional plot
- Rural location
- Ample off road parking



STEP INSIDE



Step inside Ainsley Stables and be welcomed by a charming porch leading into a spacious entrance hall. This area sets the tone for the home, combining comfort with style.

To your right, you'll find a very generous lounge, complete with a cosy log burner, perfect for relaxing evenings. Adjacent to the lounge is a separate dining room, ideal for hosting family gatherings and dinner parties.

The kitchen is well-appointed, offering ample space for culinary creations. A separate WC adds convenience for guests and family members alike.

Ainsley Stables boasts three well-appointed bedrooms, each designed with comfort and relaxation in mind. These rooms offer ample space and natural light, providing a serene retreat for all family members.

Approximate Gross Internal Area
 Main House = 147 Sq M/1582 Sq Ft
 Garage/Outbuildings = 179 Sq M/1926 Sq Ft
 Total = 326 Sq M/3508 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.

The family bathroom is both generous and modern, featuring a large shower cubicle and tasteful tiling throughout, ensuring a luxurious experience.

Throughout the home, thoughtful design and attention to detail are evident, creating a warm and inviting atmosphere. Ainsley Stables is a perfect blend of elegance and functionality, offering an exceptional living experience in a peaceful setting.

STEP OUTSIDE



Step outside Ainsley Stables to discover a generously sized plot, meticulously maintained by the current owners. The property offers ample parking space and includes a garage with room for an additional two vehicles or other storage options. The grounds fully wrap around the bungalow, providing multiple sun trap spots ideal for outdoor relaxation and entertaining.

Equestrian enthusiasts will appreciate the six well-kept stables, perfect for housing horses or other livestock. Additionally, the property comes with a 0.40-acre paddock, located just a short walk away, offering even more space for outdoor activities or grazing.

The surrounding gardens and outdoor areas reflect the same attention to detail as the interior, creating a harmonious blend of beauty and functionality. Whether you're looking to enjoy quiet moments in the sun, tend to your horses, or simply take in the serene rural landscape, Ainsley Stables provides an exceptional outdoor living experience.

AGENTS NOTE: The property benefits from a recently installed solar panel system with 4kw storage battery adding extra energy efficiency to the property.

INFORMATION

Postcode: NP18 2BY
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Mains
EPC: TBC





DIRECTIONS

To reach Ainsley Stables from the M4, exit at Junction 24. If traveling westbound, take the exit towards A48/Chepstow; if eastbound, exit towards A455/Newport (E)/Ringland. At the roundabout, take the exit onto A48 towards Chepstow/Spytty Retail Park and continue for approximately 1.5 miles. Take the exit towards Nash Road, turning right if westbound or left if eastbound. Follow Nash Road for about 1.2 miles, then turn right onto Straits Lane. Continue on Straits Lane for approximately 0.5 miles, and Ainsley Stables will be on your left.



25 Bridge Street, Usk, Monmouthshire, NP15 1BQ

01633 449884

newport@archerandco.com

www.archerandco.com

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