



CAERWENT

Guide price **£985,000**



ERIN HOUSE

Grey Hill Court, Caerwent, Caldicot, Monmouthshire NP26 5PJ



Approx 1 acre of gardens & woodland
Well located for commuting
Landscaped gardens

Thoughtfully designed to make the most of its captivating views and natural environment, Erin House is a unique, detached, five-bedroom executive-style home, finished to a high standard and of a kind that is rarely available to the market.

Constructed approximately six years ago this beautiful home allowed the current vendors to achieve their vision for a luxurious, modern, timber-framed home, which they are deservedly proud of. They were attracted by the size of the plot and its ease of access to the A48 and Chepstow and Newport. The other draw was the surroundings. There are views towards Llanvair Discoed and Wentwood Forest from the front, and a lovely area of woodland within the boundary to the rear. The natural woodland has birds and wildlife in abundance, the total plot is estimated at just under an acre.

Erin House is on the outskirts of Caerwent, where amenities include a village shop/post office, a church, a public house and a garage. A variety of social and sports activities are hosted by the village hall and playing field and by the community centre.



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KEY FEATURES

- Detached executive property
- Five double bedrooms all with ensuite facilities
- Spacious reception space & open plan living
- Stunning kitchen with integrated appliances
- Beautiful far reaching countryside views
- Garage & off road parking for numerous vehicles



STEP INSIDE



Caerwent, originally Venta Silurum, was founded in about AD75-80 by the native Silures tribe, who later became Romanised. The impressive remains of their settlement, some of the best in Europe, are managed by Cadw as Caerwent Roman Town. Caerwent has excellent road links, providing easy access to the facilities of Chepstow and Newport and to the M4, for commuting to Bristol or Cardiff.

The front entrance door opens into a beautifully presented, spacious reception hallway. A modern turned staircase serves as a striking focal point, leading to a galleried landing above. This elegant space sets the tone for the rest of the home with its welcoming ambiance.

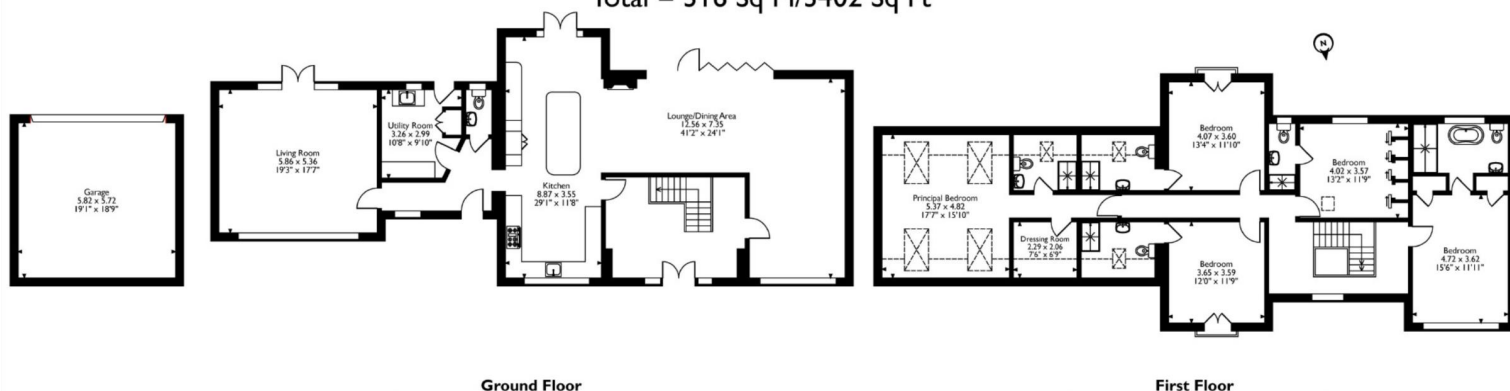
The heart of this beautiful family home is the open-plan, wrap-around kitchen, family, dining, and breakfast room, which spans the entire rear of the property. Bi-fold doors open onto a stunning rear sun terrace, while large windows perfectly frame the enchanting woodland views. The solid oak engineered wooden flooring throughout the reception space adds a touch of luxury and warmth.

The room offers ample space for furniture, including a dedicated formal dining area, making it an ideal setting for both family time and entertaining.

A seamless flow leads to the kitchen/breakfast area, which boasts an excellent range of base and wall units. A large island provides additional storage and an option for informal dining. High-quality integrated appliances, which will remain in situ, include a Fisher & Paykel fridge freezer, a Smeg 6-burner range with a pizza oven and hot plate, a Smeg canopied extractor hood, a Siemens dishwasher, and a Franke instant hot water tap. The kitchen also features a front-facing window with countryside views and rear-facing French doors that open onto the sun terrace. This thoughtfully designed space, with its blend of functionality and elegance, is truly stunning and perfect for modern family living.

Continuing along the inner hallway, you will find access to a ground floor cloakroom, fitted with a modern two-piece suite for convenience. Adjacent to this is the utility room, an incredibly practical space featuring a wide range of additional base and wall units. It also houses the central heating boiler and includes a sink unit and utility plumbing, with a door providing easy access to the rear elevation.

Approximate Gross Internal Area
 Main House = 283 Sq M/3047 Sq Ft
 Garage = 33 Sq M/355 Sq Ft
 Total = 316 Sq M/3402 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.

At the end of the inner hallway is a truly superb additional reception room: the living room. This spacious area boasts a front-facing picture window, designed to maximise views of the front garden and the countryside beyond. Rear French doors open onto the sun terrace, seamlessly blending indoor and outdoor living. The room is further enhanced by beautiful engineered oak flooring, this living room is perfect for relaxation and entertaining.

Ascending to the first floor via the elegant staircase, you arrive at a beautiful galleried landing that serves as the gateway to all first-floor rooms. A front-facing window floods the space with natural light and offers captivating countryside views.

The principal bedroom suite is located on the far left of the landing. Entering through an arched entrance, you are welcomed into a truly spacious room, illuminated by four large Velux windows. The beautiful beamed vaulted ceiling serves as a striking focal point. This suite also features a walk-in dressing room and a luxurious ensuite shower room, complete with a full-width walk-in shower enclosure with a rain shower.

At the opposite end of the landing lies the impressive guest bedroom. This room boasts a full-height picture window, framing far-reaching countryside views, and twin built-in wardrobes for ample storage. The guest suite includes a full-sized luxury ensuite bathroom, fitted with a four-piece suite including an oval-shaped bath and a full-width shower enclosure with a rain shower, all complemented by attractive wall and floor tiling.

The remaining three bedrooms are equally spacious, each able to accommodate double beds and all offering ensuite shower rooms. The front-facing rooms provide stunning countryside views, while the rear-facing rooms overlook the serene garden and woodland beyond, ensuring every bedroom enjoys a unique and picturesque aspect.

STEP OUTSIDE



The property enjoys a desirable primarily south-facing rear aspect, ensuring ample sunlight throughout the day. Access is granted through impressive pillared electric gates, opening to an extensive off-road parking area at the front, capable of accommodating numerous vehicles. This leads to a detached garage equipped with an electric door. Spanning approximately one acre, the plot is a harmonious blend of meticulously landscaped gardens and natural woodland. The garden is a gardener's paradise, featuring neatly manicured lawns bordered with thoughtfully planted shrubs and vibrant flowers. A striking rockery adds an artistic touch to the verdant landscape, creating a serene and picturesque environment. The woodland area, set on a gradient, includes an access track that invites exploration and offers a haven for wildlife and birds, enhancing the property's connection to nature. A sizeable paved sun terrace at the rear provides an ideal spot for relaxation and outdoor entertaining, while a large garden shed offers ample storage space for gardening tools and outdoor equipment.

AGENTS NOTE:The property is timber framed. Private drainage (we are advised septic tank) shared with three neighbouring properties. Shared access to the property with private parking/driveway. Gas C/H with zoned underfloor heating to the ground floor. There is an agreement in place with the three neighbouring property that Erin House will maintain the shared access road when required.

INFORMATION

Postcode: NP26 5PJ
 Tenure: Freehold
 Tax Band: H
 Heating: Gas
 Drainage: Sewerage
 treatment plant
 EPC: B





DIRECTIONS

From the roundabout at the top of Chepstow, proceed along the A48 in the direction of Caerwent & Newport. Continue along this road (for approx 2 miles) without deviation, passing Chepstow Garden Centre and St Pierre Country Club. At the next roundabout continue straight over and again proceed without deviation along the A48 for approx 3.5 miles where the property can be found on the left hand side, it is the last property of the four, set back from the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92-100)	A		
(81-91)	B	83	
(69-80)	C		
(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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