



WYESHAM

Guide price **£265,000**



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27 WOODLAND VIEW

Monmouth, Monmouthshire NP25 3JN



Beautifully presented three-bedroom home
Stunningly landscaped rear garden
Breathtaking views over The Wye Valley

The property is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

So, all the activities that this Area of Outstanding Natural Beauty offers are literally on the doorstep, from gentle strolls through woodland to riding the river rapids, and everything in-between.

For shopping, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county. This much-loved family home can offer a quiet location with family focused amenities and facilities nearby mixed with exciting opportunities to get out into the landscape and thoroughly enjoy living at this special spot.



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KEY FEATURES

- Well-presented three-bedroom semi-detached home
- Large beautifully landscaped garden
- Views over The Wye Valley
- Popular location
- Modern throughout
- Driveway parking



STEP INSIDE



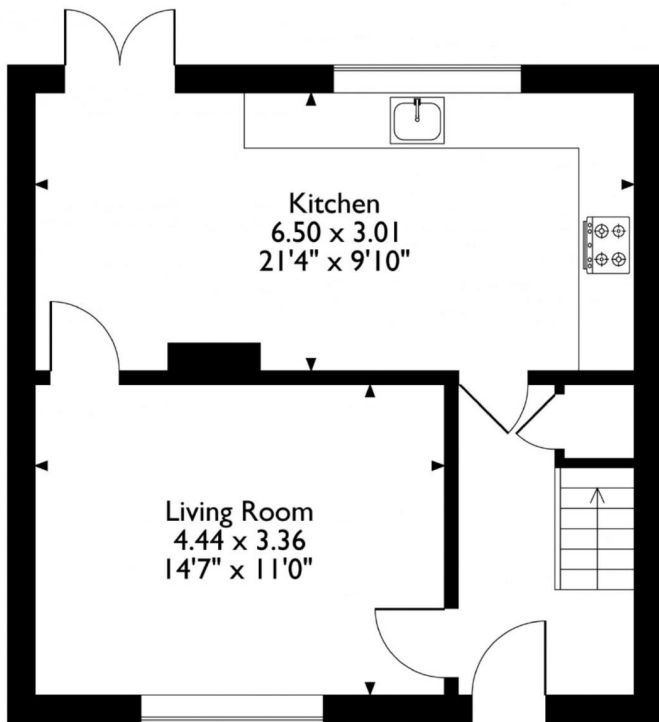
The property has been tastefully modernised throughout, seamlessly blending contemporary design with the charm of a family home. Every detail has been thoughtfully considered to create a welcoming and stylish living space.

At the rear, the lovely kitchen serves as the heart of the home, featuring elegant Wren wall and base units that offer ample storage. The wooden countertops add warmth and character, while the integrated dishwasher ensures convenience. There is also plenty of space for a dining table and chairs, making it an ideal spot for family meals or entertaining guests.

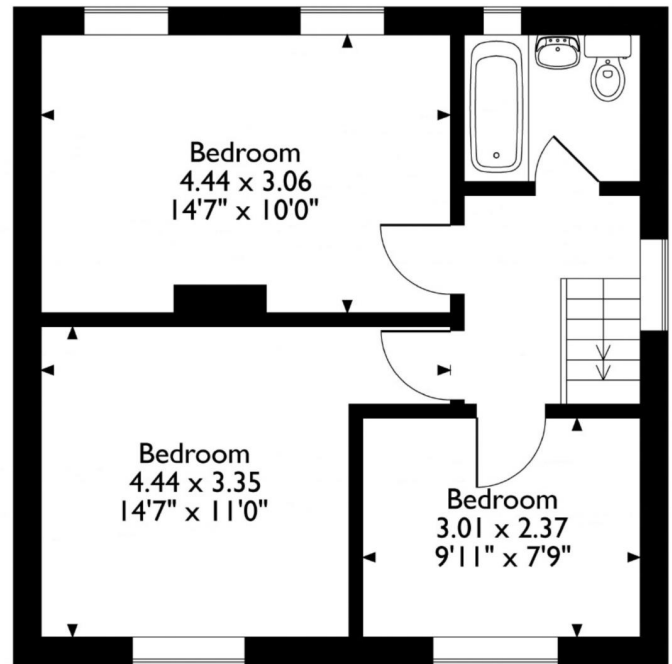
French doors open out to the stunning garden, creating a seamless indoor-outdoor flow and allowing natural light to flood the space.

The spacious lounge, located at the front of the property, is a true highlight. The broad window bathes the room in light, creating a bright and airy atmosphere that is perfect for relaxing or socialising.

Approximate Gross Internal Area 84 Sq M/904 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.

To the first floor, the landing provides access to three beautifully appointed bedrooms and a modern family bathroom.

The principal bedroom is a serene retreat, situated at the rear of the property. It features two windows that overlook the stunning garden, offering picturesque views of the breathtaking Wye Valley.

The two additional bedrooms are located at the front of the property, each offering comfortable living spaces that can be adapted to suit a variety of needs, whether as bedrooms, guest rooms, or home offices.

STEP OUTSIDE



This truly is a gardener's paradise and has surrounding beautiful Wye Valley views from every aspect. The present owner has put much thought into the design of this garden with several different features but with low maintenance in mind. There is a covered raised decked area from the kitchen, ideal for outdoor dining. There is a large recently laid patio area and well-maintained lawn along with a purpose-built outhouse in two sections with plumbing for washing machine and the other side as a generous storage space.

A Cotswold stone path leads to a natural wildlife garden with raised vegetable patches and further storage shed. There is a beautiful covered decked pergola area with feature circular stone wall. There is a pond with running water feature and wooden bridge across. The wildlife garden also benefits from a range of flowers, shrubs and fruit trees to include apple, pear, plum and fig.

INFORMATION

Postcode: NP25 3JN

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Proceed out of town across the Wye Bridge towards Coleford/Chepstow. Proceed over the first mini roundabout onto the A4136 and at the second mini roundabout turn right towards Wyesham Road. Proceed along the road for approx. 500 yds and turn right into Woodland View. Follow the road around to the left and the property will be located on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	71	
(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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