



LANGSTONE

Offers over **£800,000**



ARCHER & CO

LONGMEAD

Chepstow Road, Langstone, Newport, Newport NP18 2JP



Stunning 4 bed detached home
Immaculately presented
Sought after area

Welcome to Longmead, a stunning four-bedroom detached executive home located in the increasingly popular area of Langstone. This immaculate property offers an exceptional living experience, combining luxurious interiors with a generous-sized plot.

Longmead is perfectly positioned within close proximity to excellent local schools, making it an ideal choice for families. Additionally, it is just a stone's throw away from the Newport Spytty retail and leisure park, offering a variety of shopping, dining, and entertainment options. The world-famous Celtic Manor Resort is also nearby, providing world-class golf, spa, and dining experiences.

This property is a rare find in Langstone, combining elegance, space, and convenience in one exceptional package. Don't miss the opportunity to make Longmead your new home.



Offers over
£800,000



KEY FEATURES

- Detached executive house
- Four double bedrooms & Ensuite
- Modern kitchen & Utility room
- Study
- Generous rear garden & Internal garage
- Great community



STEP INSIDE



Step inside Longmead and be welcomed by a generous entrance hall that exudes elegance and spaciousness. From here, you have easy access to several key areas of the home. To the left, a well-appointed study offers the perfect space for a home office or a quiet retreat. Opposite the study, you'll find a convenient downstairs WC, ideal for guests.

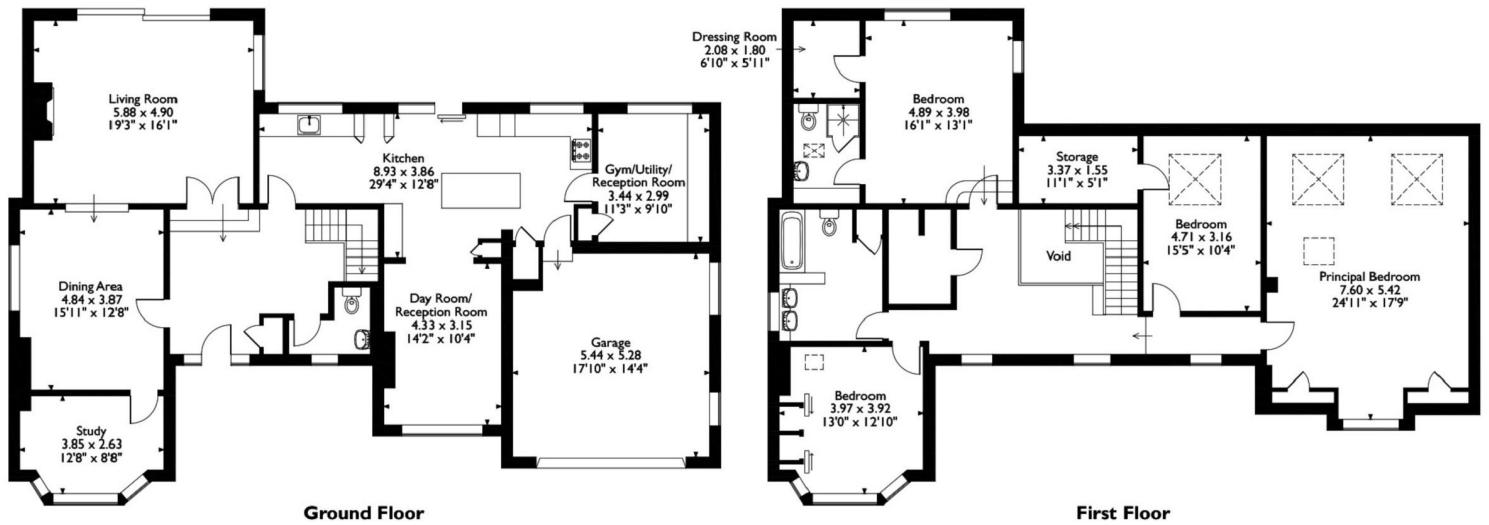
The entrance hall also leads you to the heart of the home – the beautifully designed kitchen. This culinary haven boasts top-of-the-range appliances, a stylish kitchen island, and ample storage, making it perfect for both everyday family meals and entertaining. The kitchen seamlessly flows into an additional sitting room, creating an open-plan living area that enhances the sense of space and connectivity. From the kitchen, you also have access to the rear garden, allowing for easy indoor-outdoor living, as well as a practical utility room that keeps laundry and extra storage neatly tucked away.

Taking a step down from the entrance hall, you enter the inviting lounge. This cozy yet spacious area is designed for relaxation and family time. The lounge is open-plan to a generous separate dining room, ideal for hosting formal dinners or casual gatherings. Large windows and direct access to the rear garden make this space bright and airy, while providing a seamless transition to outdoor entertaining.

The ground floor also features internal access to the garage, adding an extra layer of convenience for busy families.

Ascending the stairs to the first floor, you arrive at a generous landing space that serves as a hub for the upper level. Here, you'll find four double bedrooms, each offering ample space and comfort.

Approximate Gross Internal Area 314 Sq M/3380 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 principal bedroom is particularly impressive, featuring a very generous size that allows for a range of furniture configurations and personal touches. Bedroom two is a standout, benefiting from a walk-in wardrobe and an en-suite bathroom, providing a private and luxurious retreat within the home.

The remaining two bedrooms are equally spacious, making them perfect for children, guests, or even additional office space if needed. The family bathroom is well-appointed, offering modern fixtures and a relaxing atmosphere for unwinding after a long day.

Throughout Longmead, attention to detail and high-quality finishes are evident, making it a truly remarkable residence. From the thoughtful layout to the luxurious touches, every aspect of this home has been designed with comfort and style in mind. Don't miss the opportunity to experience Longmead for yourself – a perfect blend of elegance, functionality, and modern living in the increasingly popular area of Langstone.

STEP OUTSIDE



Step outside Longmead and be greeted by a beautifully landscaped front area, designed for both functionality and curb appeal. The spacious driveway offers ample parking for multiple cars, ensuring convenience for residents and guests alike. A well-maintained lawn enhances the front yard's charm, while the driveway also provides direct access to the garage. For added convenience, a side gate leads directly into the expansive rear garden.

The rear garden of Longmead is a true sanctuary, featuring a generous plot that offers endless possibilities for outdoor enjoyment. A well-maintained patio area is ideal for al fresco dining, allowing you to host family gatherings and entertain guests in style. The lush lawn provides plenty of space for children to play and for adults to relax. Various sun trap spots throughout the garden create perfect nooks for soaking up the sun or enjoying a good book.

The garden is beautifully maintained by the current owners, showcasing their dedication to creating a serene and inviting outdoor space. Whether you're looking to unwind after a long day, host summer barbecues, or simply enjoy the beauty of nature, this garden offers the perfect setting. Longmead's outdoor spaces are designed with families and entertaining in mind, making it an exceptional home both inside and out.

INFORMATION

Postcode: NP18 2JP
Tenure: Freehold
Tax Band: H
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Head south-east on Coldra Roundabout towards Ringland Way/Southern Distributor Road/A48, exit the roundabout onto Chepstow Road/ A48, then at the next roundabout, take the second exit onto Chepstow Road/A48, continue for 1.4 miles, and just after the speed camera, Longmead is the fourth house on the right-hand side, you will see our sign.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



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.