



CHRISTCHURCH

Guide price **£550,000**



OAK TREE HOUSE

Old Hill, Christchurch, Newport NP18 1JZ



Off road parking
Beautifully maintained plot
Great location

Oak Tree House is a truly unique and stunning five-bedroom detached self-build, offering an immaculate interior and an ideal setting for family living. Located in the highly sought-after area of Christchurch, this beautiful home sits on the border of the historic Roman village of Caerleon. Thoughtfully designed, the property seamlessly blends modern elegance with timeless charm, creating a perfect balance of style and functionality.

The spacious, open-plan kitchen dining area provides an inviting space for everyday family life and entertaining guests. Each of the five bedrooms is designed for comfort, with the principal bedroom offering a luxurious walk in wardrobe for convenience. Oak Tree House is impeccably maintained, ensuring it's move-in ready for its new owners.

Outside, the home is nestled within a peaceful village setting and features a generous, well-kept garden ideal for children to play or for relaxing outdoors. There is ample parking for two vehicles, adding to the property's practicality. Families will appreciate the proximity to highly regarded local schools, making the school run a breeze. Additionally, the surrounding area boasts a variety of excellent pubs, restaurants, and local amenities, providing everything you need just a short distance from home. Oak Tree House offers the perfect family lifestyle in a prime location.



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KEY FEATURES

- Five Bedrooms
- two bathrooms
- Generous Family lounge
- Self-Built property
- Modern kitchen diner
- Great Views



STEP INSIDE



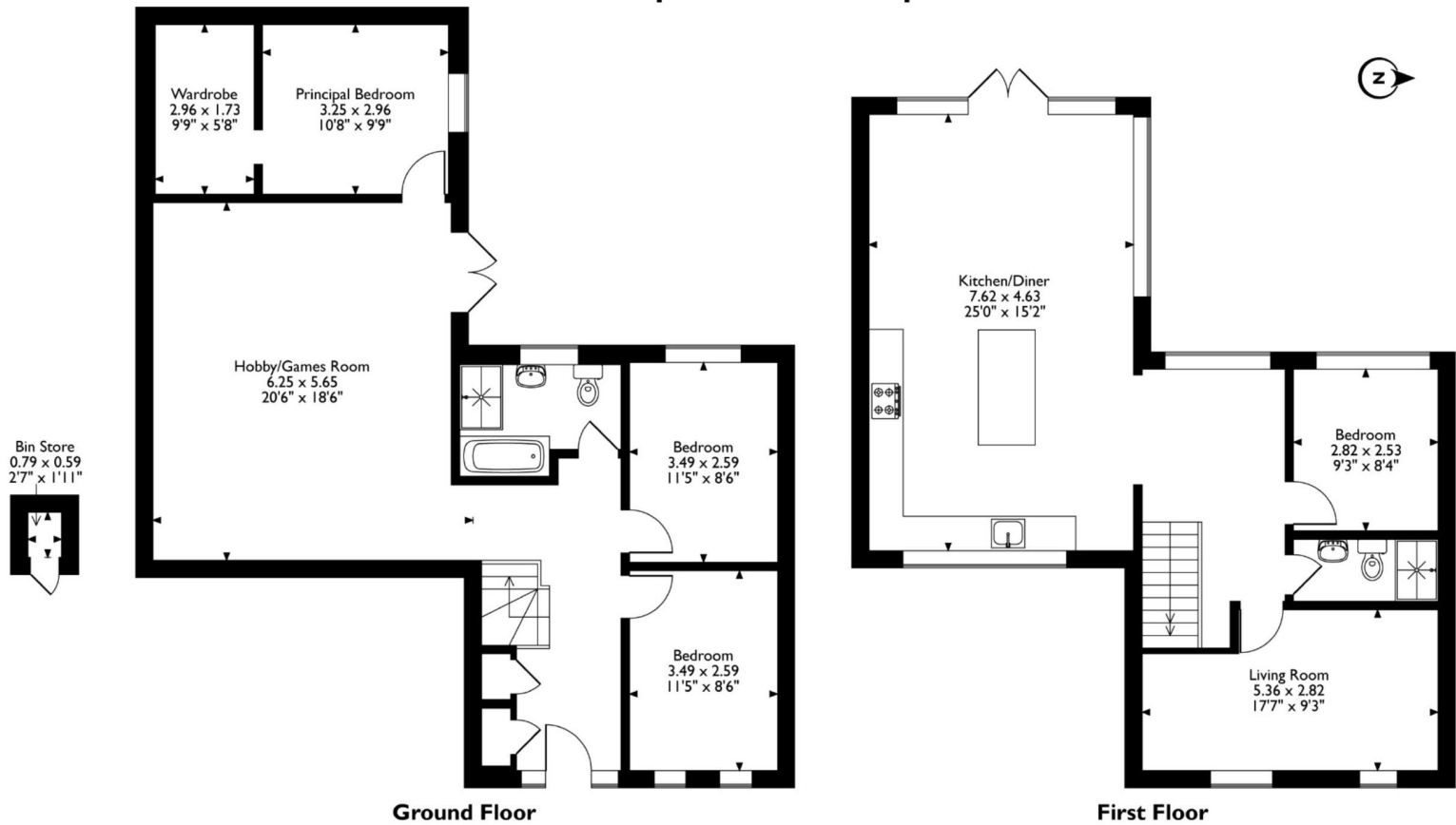
As you step into Oak Tree House, you'll immediately notice its unique upside-down design, offering an innovative and welcoming layout.

From the entrance hall on the ground floor, you'll find two symmetrical bedrooms to your right, both bright and spacious. Adjacent to the bedrooms is a modern family bathroom, finished to a high standard.

The hallway leads you into a vast lounge/family room, a perfect space for relaxation and entertaining. This room is truly the heart of the ground floor, with French doors opening out into the expansive rear garden, providing a seamless transition to outdoor living.

From here, you also gain access to the principal bedroom, complete with its own luxurious walk-in wardrobe.

Approximate Gross Internal Area 161 Sq M/1733 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.

Heading upstairs, the first floor greets you with a light-filled, spacious landing that creates a sense of openness and tranquillity.

Off the landing, you'll find two additional versatile bedrooms. One is currently used as a playroom, ideal for younger members of the family, while the other has been transformed into a second family lounge, perfect for relaxing and enjoying quiet moments.

Continuing on the landing you will discover the real showstopper of Oak Tree House: the stunning open-plan kitchen and dining area. This impressive space is fitted with top-of-the-range appliances, sleek worktops, and a stylish island, making it perfect for family meals or entertaining guests. The kitchen also boasts breathtaking views across Caerleon, extending as far as Abergavenny. French doors lead out onto a wrap-around decking area, ideal for al fresco dining and enjoying the surrounding views.

STEP OUTSIDE



Step outside Oak Tree House and enjoy the beautifully designed, low-maintenance exterior. The front of the property offers ample off-road parking for two cars, with convenient side gate access leading to the rear garden.

To the rear, you'll find a split-level garden with lush green lawn, perfect for outdoor activities or simply relaxing in one of the sun trap spots. The garden's thoughtful design creates a peaceful retreat, ideal for family gatherings or quiet afternoons in nature. An upper-level decking area wraps around to the front of the property, providing additional outdoor space for al fresco dining, entertaining, or simply taking in the stunning surroundings. Oak Tree House truly offers the perfect blend of indoor and outdoor living.

INFORMATION

Postcode: NP18 1JZ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

Head West on the Coldra roundabout, take the exit for The Coldra/B4237, and take a right onto Royal Oak Hill/B4236, then turn left onto Christchurch hill, follow the road up and around, turn left onto Catsash Road, then you will see the Greyhound pub straight in front, turn right onto Old hill, follow the road down and the property is on the left after the turning for Old hill crescent.



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