



RAGLAN

Guide price **£375,000**



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# 5 CAESTORY AVENUE

Raglan, Usk, Monmouthshire NP15 2EH



4 bedroom detached residence  
Driveway and garage  
No onward chain

Situated in an elevated position in the popular location of Raglan, a four bedroomed detached home offered for sale with no onward chain complications.

Nestled in the charming Monmouthshire village of Raglan, this elevated four-bedroom detached home is perfect for a growing family. Raglan boasts a welcoming community atmosphere and an array of amenities, including local shops, cosy public houses, and a well-regarded primary school, all within easy reach. The historic Raglan Castle, a beloved landmark, offers a glimpse into the area's rich history and serves as a delightful destination for leisurely days out.

For broader shopping, dining, and recreational options, the bustling market towns of Abergavenny and Monmouth are conveniently close by. Excellent transport links make this property an ideal choice for commuters, with road and rail connections to Cardiff, Bristol, London, and The Midlands ensuring seamless travel. Surrounded by the picturesque countryside and steeped in character, Raglan provides the perfect blend of rural tranquillity and accessibility, making it a sought-after location for families and professionals alike.



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### KEY FEATURES

- Detached home
- Four bedrooms
- 2 reception rooms
- Kitchen and utility room
- Garage and driveway
- Convenient for amenities



# STEP INSIDE



Upon entering this charming home, you are welcomed by a side front door leading into a spacious hallway. The entrance hall serves as a practical hub, featuring doors to all ground-floor rooms and a staircase ascending to the first-floor landing. Beneath the staircase, a convenient storage cupboard offers ample space for household essentials, while an additional cupboard provides storage for coats and shoes, ensuring a tidy and organised entrance area.

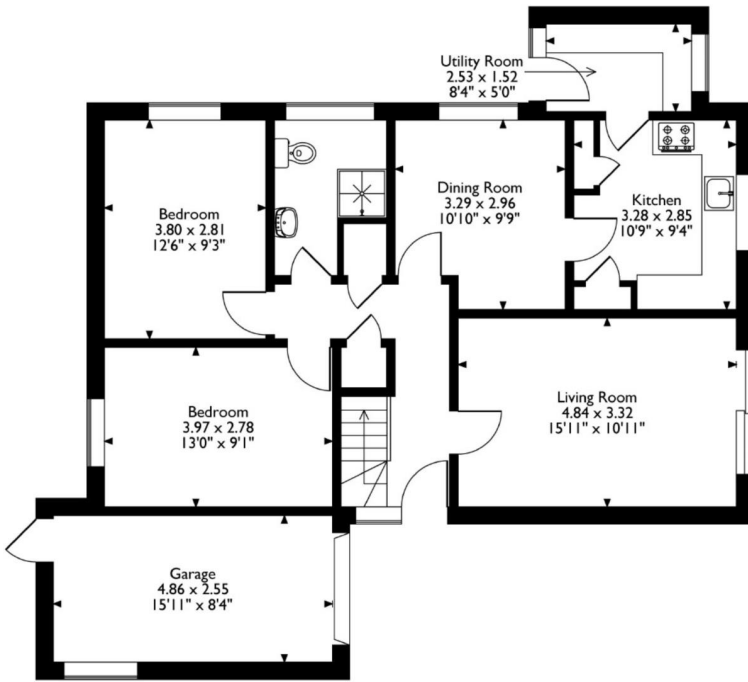
The main living room, positioned at the front of the home, is a bright and inviting space. Sliding patio doors open onto the front stone patio, seamlessly blending indoor and outdoor living. This room also includes a serving hatch connecting to the adjacent kitchen, adding functionality and ease for entertaining.

The kitchen itself is equipped with a range of wall and base units, offering plenty of storage and workspace, and is further complemented by a front-facing window, two built-in storage cupboards, and a door to the utility room. The utility room, a practical addition, boasts additional cabinetry, plumbing for a washing machine, and a door leading directly to the rear garden, making it a versatile space for everyday tasks.

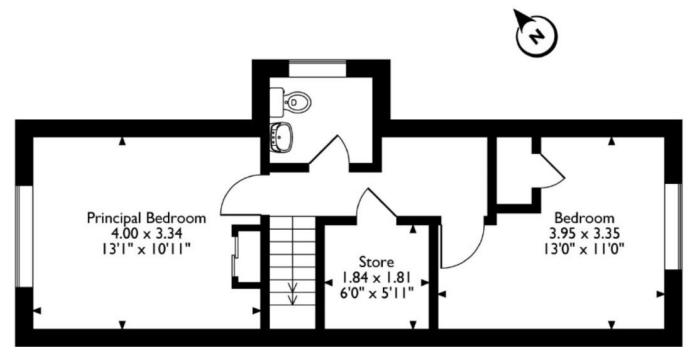
Centrally located, the dining room forms the heart of the home, featuring a side-facing window that fills the room with natural light. Perfect for family meals or gatherings, this room connects effortlessly with the rest of the ground floor.

Toward the rear of the property, you'll find two well-proportioned double bedrooms, both offering serene views of the rear garden. A family shower room, complete with modern fixtures, provides convenience and completes the ground floor.

5, Caestory Avenue, Raglan, Usk  
 Approximate Gross Internal Area  
 Main House = 117 Sq M/1260 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 129 Sq M/1389 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.

Ascending to the first floor, the landing leads to two additional double bedrooms, both fitted with built-in storage. These rooms are ideal for guests, family members, or as flexible spaces for home offices or hobbies. A first-floor cloakroom adds to the functionality of this level.

The property benefits from gas central heating and PVC double glazing, ensuring comfort and energy efficiency throughout. Thoughtfully designed for both practicality and comfort, this home is ready to accommodate a range of lifestyles.

Off the landing there is the added benefit of a good sized storage room which has fitted shelving and cabinets.

# STEP OUTSIDE



The property boasts an inviting front garden, primarily laid to lawn, bordered by a low retaining wall that enhances the home's curb appeal. A private driveway leads to a garage featuring an up-and-over vehicular door, providing secure parking and additional storage options.

To the rear, the property enjoys a generously sized garden enclosed by timber fencing on three sides, ensuring privacy and security. The garden is predominantly laid to lawn, offering a blank canvas for gardening enthusiasts or those seeking a low-maintenance outdoor space. Its north-westerly aspect captures plenty of natural light throughout the day, making it an ideal spot for relaxation, outdoor dining, or family activities. There is a paved sun patio, ideal for a garden table and chairs.

The combination of front and rear gardens, along with the practical driveway and garage, offers an excellent balance of functionality and outdoor enjoyment for modern living.

## INFORMATION

Postcode: NP15 2EH

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: Tbc





## DIRECTIONS

From our offices head north east on Bridge Street, the A472, bearing left by the school onto Monmouth Road, after approximately 4 and a half miles turn right into Raglan. Take the right hand turning into Caestory Crescent. Follow Caestory Crescent around which in turn joins onto Caestory Avenue and number 5 will be found on your left hand side, slightly elevated from the main road.

What3Words include.shredder.often



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