



CAERWENT

Guide price **£795,000**



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To book a viewing call 01291 626262

9 CENTURIONS COURT

Caerwent, Caldicot, Monmouthshire NP26 5FG



Nestled in a highly desirable cul-de-sac within the historic Roman village of Caerwent, this exceptional five-bedroom detached home offers an enviable blend of character, space, and modern living. Perfectly positioned within easy reach of local amenities, residents can enjoy the convenience of a charming village pub, a well-stocked shop/post office, a beautiful church, and a communal hall and field, ideal for gatherings and outdoor activities. This prime location also provides excellent connectivity, with the M4 corridor just a short drive away, making it an ideal choice for commuters seeking a tranquil village setting without sacrificing accessibility.

The property provides a spacious flexible layout with a double garage and ample off-road parking for up to 5 vehicles. Set in a sizeable plot of approx. 0.16 acre and a beautifully established and landscaped south westerly facing rear garden.



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KEY FEATURES

- Beautiful detached 5-bedroom property
- Flexible reception rooms
- Open plan kitchen with breakfast area & integrated appliances
- Double garage and off-road parking for up to 5 cars
- Beautiful landscaped gardens in a south-west facing plot
- Ideally located for local amenities and commuting



STEP INSIDE



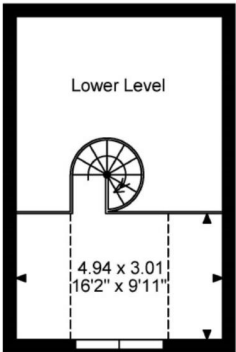
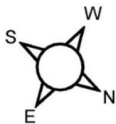
Designed with both family life and entertaining in mind, the property boasts generous and flexible living spaces throughout. The ground floor is a true highlight, featuring a superb open-plan kitchen and breakfast room, seamlessly flowing into a breathtaking orangery that floods the home with natural light. Two additional reception rooms provide versatile space for formal dining, or relaxation by way of the sizable living room, with doors to the orangery.

The kitchen is the hub of this family home and is extensively fitted with a range of base and wall units, complemented with granite work surfaces and integrated appliances to include a larder fridge and separate freezer plus dishwasher. The Rangemaster six burner range will also remain in situ. Stable door to side elevation and concealed central heating boiler.

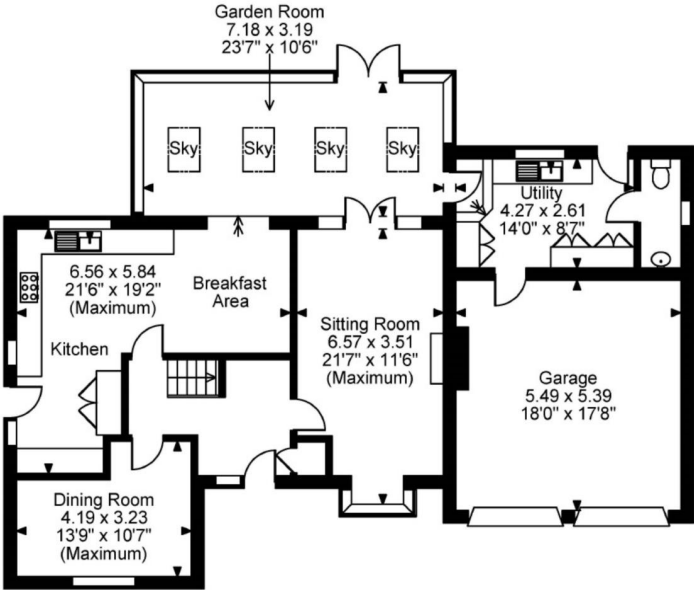
The stunning orangery is a standout feature of the property, providing a picturesque vantage point over the rear garden. Bathed in natural light from four Velux windows, this versatile space offers a bright and inviting atmosphere, making it an ideal spot for relaxation, dining, or entertaining.

Complementing the ground floor further is a generously sized utility room, complete with utility plumbing and ample storage, ensuring practicality for everyday living. Additionally, the property benefits from internal access to the garage for added convenience, as well as a well-appointed cloakroom.

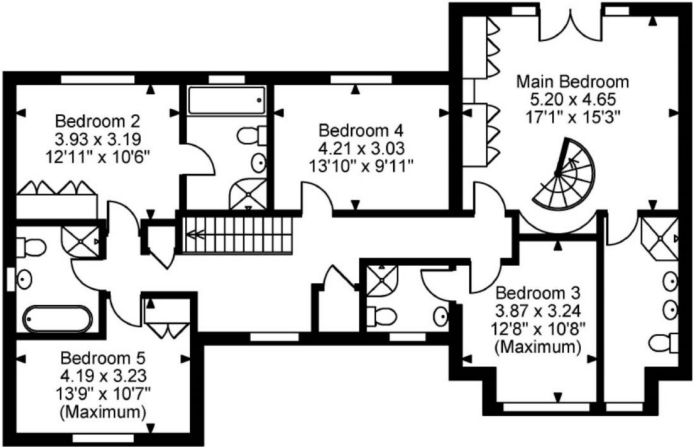
Approximate Gross Internal Area
Main House = 2555 Sq Ft/237 Sq M
Garage = 319 Sq Ft/30 Sq M
Total = 2874 Sq Ft/267 Sq M



Mezzanine



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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The first floor continues to impress with five well-proportioned double bedrooms, three of which benefit from stylish ensuite bathrooms, ensuring ample privacy and comfort for residents and guests alike. The remaining bedrooms are equally spacious, ensuring ample accommodation for a growing family or those in need of additional guest rooms or home office space. Many of the bedrooms feature fitted furniture, maximising storage.

Adding to the home's excellent accommodation is the beautifully presented family bathroom, which is fitted with a contemporary four-piece suite. The space has been thoughtfully designed to combine both style and functionality, to include an oval bath as well as a separate shower enclosure with a rain shower.

The principal bedroom is a true highlight of the property, offering a luxurious retreat that is both spacious and unique in design. This impressive room boasts a full-height vaulted ceiling, adding to the sense of grandeur, while a charming Juliet balcony allows natural light to flood the space and provides a wonderful connection to the outdoors. A striking spiral staircase leads to a mezzanine level, offering a versatile area that could be used as a private reading nook, dressing area, or home office, further enhancing the appeal of this magnificent suite.

STEP OUTSIDE



Stepping outside, the property is set within approximately 0.16 of an acre, offering a generous and beautifully maintained outdoor space. The rear garden enjoys a desirable south-westerly aspect, making it the perfect setting to enjoy afternoon and evening sunshine. Expertly landscaped, the gardens to both the front and rear elevations are thoughtfully planted with a variety of vibrant flowers and mature shrubs, creating a picturesque and tranquil environment. Expanses of neatly manicured lawn add to the charm, while natural hedging and fencing provide privacy and seclusion.

A paved seating area at the rear offers an ideal spot for outdoor dining and entertaining. The garden also benefits from a practical storage shed, which will remain as part of the sale, and a gated side pedestrian access, ensuring convenience and easy maintenance. Whether used as a family-friendly outdoor space or a relaxing retreat, the garden is designed to be enjoyed throughout the seasons.

To the front of the property, a spacious driveway provides off-road parking for up to five cars, making it highly convenient for families and visitors alike. This leads to a double garage with twin up-and-over doors, offering secure parking and additional storage.

INFORMATION

Postcode: NP26 5FG

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport (A48). Continue down the hill and pass St Pierre Country Club in the left-hand side. Continue up the hill, and at the next roundabout proceed straight over and continue along the A48 for several miles. On entering Caerwent turn left into the village (just past the farm shop) and then left into Centurions Court where the property can be found on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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