



ROCKFIELD

Guide price **£270,000**



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13 OAK GROVE

Rockfield, Monmouth, Monmouthshire NP25 5PY



Two-bedroom semi-detached bungalow
Located in the popular village of Rockfield
Views over the Monmouth countryside

Rockfield is a small village in Monmouthshire, located about two miles northwest of the town of Monmouth with plenty of amenities. Nestled in the scenic Wye Valley countryside, the village is known for its peaceful rural charm, historic buildings, and strong agricultural heritage.

One of Rockfield's most notable landmarks is St. Cenedlon's Church, a medieval church that dates back to the 12th century, reflecting the village's long history. The area is surrounded by rolling farmland, with traditional stone cottages and farmhouses adding to its picturesque appeal.

Despite its small size, Rockfield gained international recognition due to Rockfield Studios, one of the world's first residential recording studios. The studio has attracted legendary musicians over the decades, including Queen, Oasis, and Coldplay, making the village a quiet but significant location in rock music history.



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KEY FEATURES

- Two-bedroom semi-detached bungalow
- Popular village location
- Views over open fields
- Well proportioned throughout
- Private rear garden
- Parking and garage



STEP INSIDE



As you step into this charming bungalow, you are welcomed by an entrance porch leading into the inner hallway.

The spacious sitting room boasts a large front-facing window, filling the space with natural light, and features an elegant electric fireplace.

At the rear of the property, the well-appointed kitchen is fitted with modern wall and base units, an integrated oven, a dishwasher, and ample space for a breakfast table and chairs. A door from the kitchen provides access to the rear garden.

13, Oak Grove, Rockfield, Monmouth

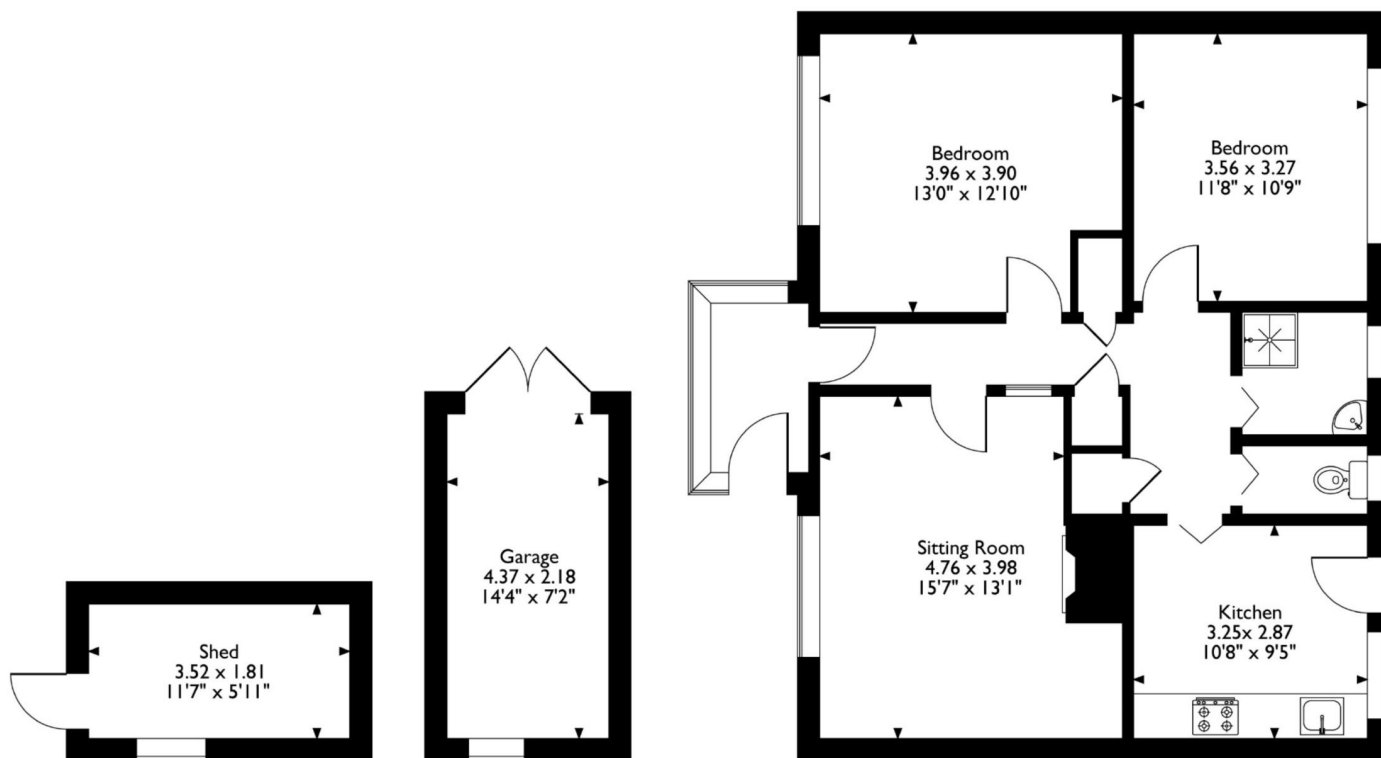
Approximate Gross Internal Area

Main House = 73 Sq M/786 Sq Ft

Garage = 10 Sq M/108 Sq Ft

Outbuilding = 6 Sq M/65 Sq Ft

Total = 89 Sq M/958 Sq Ft



Ground 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.

The bungalow offers two generously sized double bedrooms, both benefiting from large windows that enhance the bright and airy feel.

Completing the layout is a well-equipped shower room and a separate WC.

STEP OUTSIDE



At the front of the property, a stone-covered area provides an ideal space for potted plants. There is also a garage with a parking space.

The rear garden is designed for low maintenance, featuring a patio area, a brick-built shed, and raised flower beds. Steps lead up to a further seating area, offering a perfect spot to enjoy the scenic views of the surrounding open fields.

INFORMATION

Postcode: NP25 5PY

Tenure: Freehold

Tax Band: C

Heating: Air Source Heat
Pump

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office in Agincourt Square proceed on the B4293 with the office on your left, at the bottom of the high street take the left-hand bend then a right at the roundabout. At the lights take a right onto the B4233 at the next roundabout go straight on then take a right at the next, proceed straight on over the next two roundabouts towards Rockfield, as the road divides, bear right and turn right again onto Oak Grove where number 13 can be found at the end of the cul-de-sac on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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