



ROGIET

Guide price **£470,000**



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# 15 BUZZARD CLOSE

Rogiet, Caldicot, Monmouthshire NP26 3UY



4 Bedrooms 2 with ensembles  
3 Reception rooms  
No onward chain

Rogiet is located between Caldicot and Magor, a small village with a handful of useful amenities located within the village itself including a primary school and a mail rail junction at Severn Tunnel, M4 access can also be found at both Magor and Chepstow.

Beautiful countryside walks and places of interest are close by these include the coastal path, Slade Woods and Magor Marsh - home to an abundance of wildlife.

The beautiful village square at Magor provides a range of local amenities to include bespoke shops and cafes, a selection of restaurants, doctors' surgery and post office. The nearby town of Caldicot provides more comprehensive facilities to include senior schooling, doctor and dental surgeries and supermarkets.

The property itself is a well presented, spacious detached home which should be viewed to be appreciated, with the hub of the home being the beautiful open plan kitchen with a dedicated dining area with bifold doors to the well-proportioned rear garden. A study offers an option for those wishing to work from home. Other highlights are off road parking to the front elevation for two cars and a double garage, along with two of the four bedrooms offering ensuite facilities.



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## KEY FEATURES

- Substantial detached family property
- Beautifully refurbished throughout
- Re-fitted and well-proportioned kitchen with integrated appliances
- Low maintenance well-proportioned rear garden
- Double Garage & off-road parking for 2 cars
- Close to M4 access



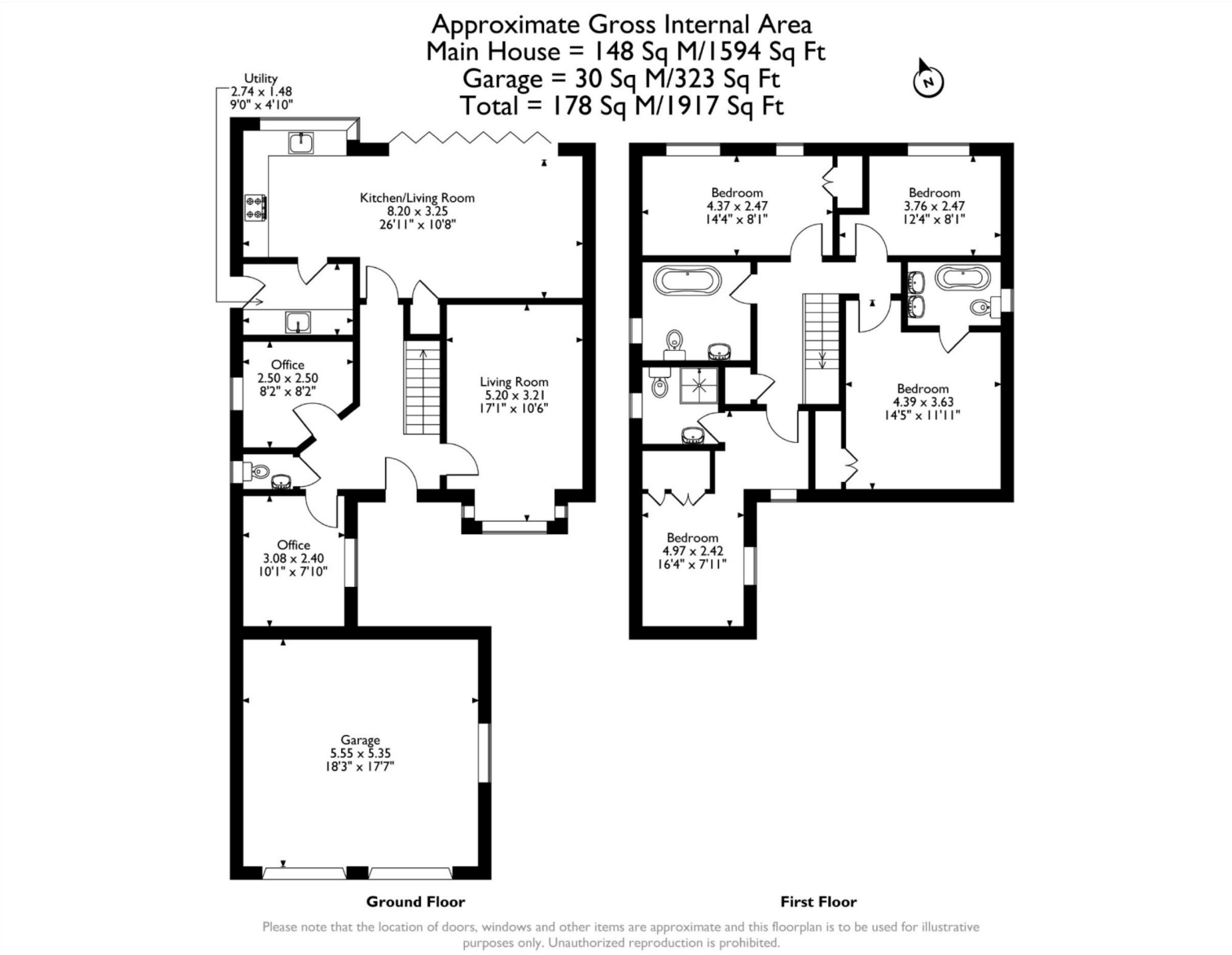


# STEP INSIDE



Nestled within a sought-after modern development and just a short stroll from the Severn Tunnel Junction train station, this impressive detached home combines generous space with contemporary style. Designed to offer exceptional flexibility, the property provides an array of versatile reception areas that can adapt effortlessly to the needs of modern family life - whether for relaxing, working, or entertaining.

The flow of the home centres around a beautifully presented open-plan kitchen and dining space, where sleek finishes and thoughtfully arranged units create an inviting hub for daily living. This impressive kitchen is thoughtfully designed with a welcoming dining area and bi-fold doors that open directly onto the charming rear garden, enhancing the sense of light and flow. A sleek built-in breakfast bar adds yet another flexible spot - perfect for enjoying a morning coffee or casual meals throughout the day.



Further versatility is woven into the layout of the ground floor through a second reception room, which can effortlessly transition between a formal dining space or an additional, fifth bedroom. A dedicated study provides an ideal setting for those working from home, creating a quiet and productive environment away from the main living areas.

The principal reception room is generously sized and centred around an eye-catching modern media wall, creating a stylish focal point for relaxing or entertaining. Other practical touches, including a useful utility room and a convenient ground-floor cloakroom, fitted with a modern two-piece suite.

The first floor continues to impress, offering a selection of well-proportioned double bedrooms. Two of this benefit from private en-suite shower rooms, while the remaining rooms are served by a tastefully appointed family bathroom fitted with a modern four-piece suite. Each bedroom has been designed with comfort and convenience in mind, providing plenty of natural light and built-in storage where featured.



# STEP OUTSIDE



Outside, the property reveals a landscaped rear garden designed for low-maintenance enjoyment, complete with elegant porcelain paving, artificial lawn, and a pergola that creates a welcoming space for outdoor dining, entertaining or relaxation, all set across approximately 0.10 acres as a total plot size. Bifold doors from the kitchen-dining room open directly onto the garden, and the entire space is neatly enclosed with fencing for extra privacy.

To the front, a neatly maintained lawn sits alongside a private driveway for two cars, leading to a double garage, offering excellent storage and parking options.

## INFORMATION

Postcode: NP26 3UY  
Tenure: Freehold  
Tax Band: G  
Heating: Gas  
Drainage: Mains  
EPC: C








## DIRECTIONS

Leaving Chepstow at the Larkfield roundabout, take the third exit and follow the A48, dropping down the hill. At the next roundabout (approx. 2 miles) take the first exit onto the B4245 for approx. 4 miles, bypassing Caldicot and continuing into Rogiet. Take the last left turn when leaving Rogiet into Station Road, and at the roundabout take the third exit into Barn Owl Road, turn right into Sissen Cres and left into Buzzard Close.





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

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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.