



FIVE LANES, CAERWENT

Guide price **£1,250,000**



ARCHER & CO

WALNUT TREE COTTAGE

Five Lanes, Caerwent, Caldicot, Monmouthshire NP26 5PQ



5 bedrooms - 2 with ensembles
Approx 2 acres of gardens
Well located for M4 commuting

Set within approximately two acres of beautifully maintained grounds, this elegant and stylish five-bedroom country house offers substantial, well-proportioned accommodation in an idyllic rural setting. Enjoying far-reaching westerly views across unspoilt countryside, the property is approached via a sweeping gated driveway, creating an impressive sense of arrival and privacy.

The property is well positioned for regional connectivity, lying approximately seven miles from Chepstow, eight miles from Junction 2 of the M48 (Chepstow Severn Bridge), three miles from Junction 23 of the M4 (Magor), and six miles from the Coldra interchange at Junction 24 of the M4, offering excellent links to surrounding towns and motorway networks while retaining its tranquil countryside setting.



Guide price
£1,250,000



KEY FEATURES

- Superb detached cottage offering spacious and extended accommodation
- 3 well-proportioned reception rooms
- Extensive fitted kitchen with integrated appliances and seating area
- Utility and boot room
- Double garage and useful outside storage



STEP INSIDE



A pillared canopy portico opens into a welcoming entrance hall, accessed through bespoke oak double doors with leaded light detailing. The hall provides access to most of the ground floor rooms including a well-appointed cloakroom, fitted with a two-piece suite.

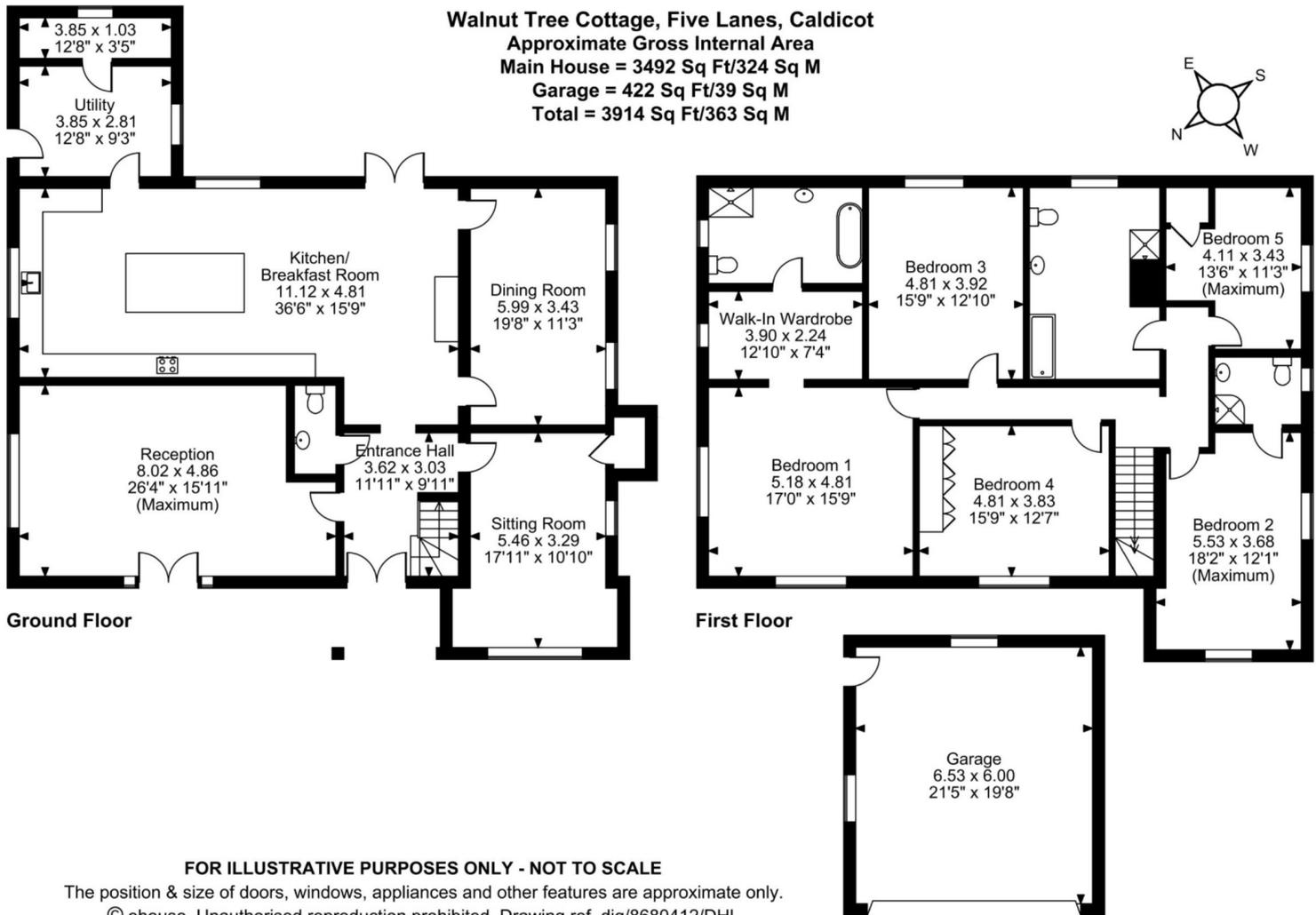
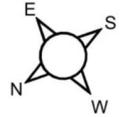
The principal reception spaces are both generous and versatile.

The lounge is arranged over two levels and enjoys a dual aspect, with French doors opening to the front elevation and allowing natural light to flood the space. Solid oak flooring enhances the sense of warmth and continuity.

A separate sitting room on the opposite side of the reception hall also has a dual aspect and provides an additional comfortable retreat and includes a walk-in storage cupboard.

At the heart of the home lies an impressive open-plan kitchen, breakfast, and living area, superbly fitted with an extensive range of matching base and wall units complemented by granite work surfaces. High-specification integrated appliances include NEFF ovens (one of which includes a microwave), a five-ring induction hob, warming drawer, dishwasher and a double wine cooler cabinet. Thoughtfully designed inset lighting illuminating this expansive room. An imposing brick fireplace with oak lintel and wood-burning multi-fuel stove creates a striking focal point, while French doors open to the rear, seamlessly connecting indoor and outdoor living.

Practicality is equally well considered. The utility is fitted with matching cabinetry and worktops, incorporates a stainless-steel sink, and provides plumbing for laundry appliances. It also houses the Worcester oil-fired boiler supplying central heating and hot water. A further walk-in storage area offers excellent flexibility, with potential for use as a wet room, boot room, tack room, or larder, depending on individual requirements.

Walnut Tree Cottage, Five Lanes, Caldicot**Approximate Gross Internal Area****Main House = 3492 Sq Ft/324 Sq M****Garage = 422 Sq Ft/39 Sq M****Total = 3914 Sq Ft/363 Sq M**

The adjacent dining room continues the solid oak flooring theme and provides a third reception room, an ideal setting for formal entertaining, with enough space for a full-sized dining table if required.

A staircase rises to the first-floor landing, where five double bedrooms are arranged.

The principal suite enjoys a dual aspect with the front facing windows to this room beautifully framing the far-reaching countryside views. This room opens through an archway into a comprehensively fitted dressing room with hanging rails, shelving, and drawer units. The luxurious en-suite bathroom is fitted with a bath, and separate step-in shower enclosure, pedestal wash hand basin, WC, and chrome ladder-style heated towel rail.

A well-proportioned guest bedroom benefits from its own en-suite shower room, again with front facing countryside views. Three further double bedrooms provide generous accommodation, one featuring built-in wardrobes and another housing the hot water system.

The family bathroom is particularly spacious and luxuriously appointed, with a large sunken bath, shower enclosure, pedestal basin, WC, tiled finishes and a heated chrome towel rail.

STEP OUTSIDE



Externally, the grounds extend to approximately two acres and include a large lawned area. The gardens are enriched by a variety of established, ornamental and fruit trees. The garden is well bounded by fencing and natural hedging.

An electric gated driveway finished with flint pebbles, providing off road parking for several vehicles to the front and side of the property also provides access to a large detached double garage. The garage is equipped with an electrically operated, light and power, a loft storage area above, windows to the side and rear, and a courtesy door for convenient access. There is also a handy outdoor purpose-built storage and a sizeable sun terrace which acts as a superb vantage point for the far-reaching countryside views.

AGENTS NOTE:
Private drainage and oil central heating.

INFORMATION

Postcode: NP26 5PQ

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

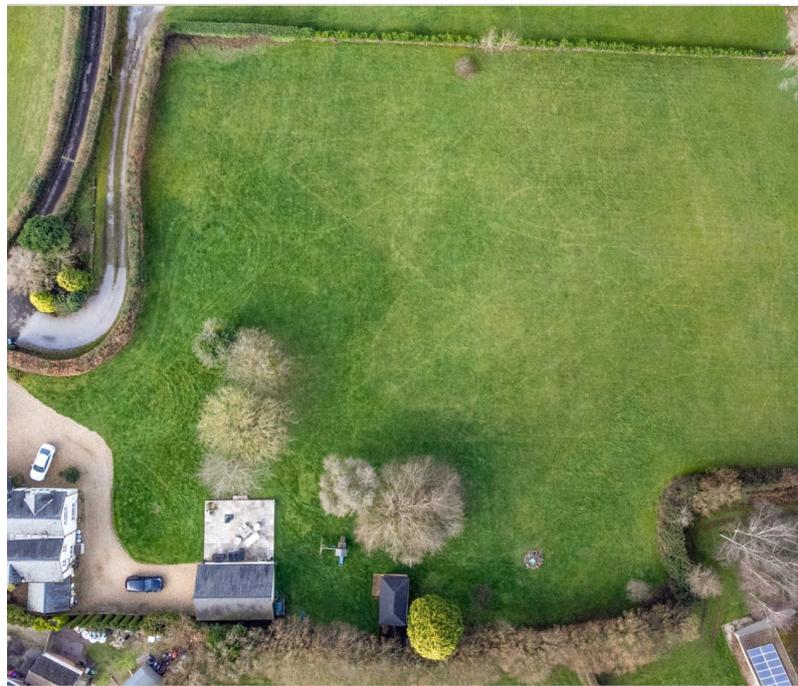
EPC: D





DIRECTIONS

From Chepstow take the A48 road passing St Pierre Golf & Country Club on the left-hand side and straight over at the roundabout, proceed on through Crick and bypassing Caerwent village. Proceed along the A48 and after four new build properties on the left-hand side turn left signposted Five Lanes. Follow the road around a sharp left bend and turn left signed "Shirefield". Proceed up this lane and the property is several hundred metres along on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



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.