



REDBROOK

Guide price **£370,000**



23 TINMANS GREEN

Redbrook, Monmouth, Monmouthshire NP25 4NB



Detached four bedroom family home
Popular village location
Garage and driveway

Positioned within the Wye Valley Area of Outstanding Natural Beauty, this family home is situated in the charming village of Redbrook, offering an array of surrounding outdoor pursuits. Redbrook has a wonderful sense of community, with local pubs and a village store, while offering easy access into the neighbouring Monmouth Town Centre.

The market town of Monmouth is steeped in history and has a bustling high street with bespoke shops, cafes and restaurants, along with well-known retailers such as Waitrose and Marks & Spencer. Monmouth offers fantastic schooling along with several sporting clubs and a leisure centre.

Commuting is made easy from Redbrook, being close to the A40 and A499 via Monmouth, along with train links from Chepstow and Severn Tunnel Junction.



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KEY FEATURES

- Popular Wye Valley Village Location
- Four-bedroom Detached Family home
- Two Reception Rooms
- Kitchen/breakfast room
- En suite
- Garage and Driveway



STEP INSIDE



The property is approached through a charming feature portico entrance, leading into a welcoming hallway filled with natural light from a front-facing window. A staircase with wooden balustrading and elegant turned newel posts rises to the first floor. From here, doors open to the principal ground floor rooms.

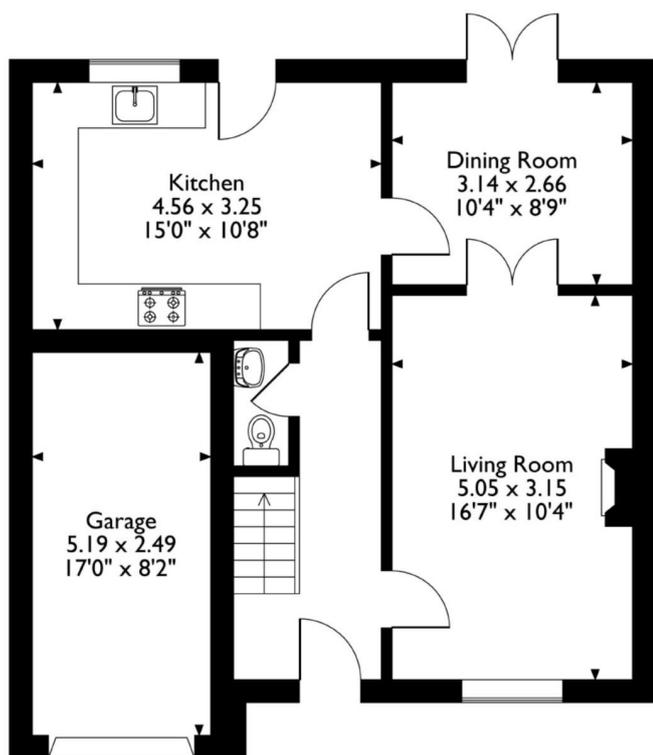
A convenient cloakroom is located off the hallway, fitted with a modern white suite and vanity unit, ideal for guests.

To the rear of the property lies the well-appointed kitchen, enjoying lovely views over the garden. Designed in a practical U-shaped layout, it offers a generous range of cupboards and work surfaces, complemented by tiled splashbacks and integrated appliances. There is ample space for an American-style fridge freezer, and a part-glazed door provides direct access out to the garden, making it perfect for everyday living and entertaining alike.

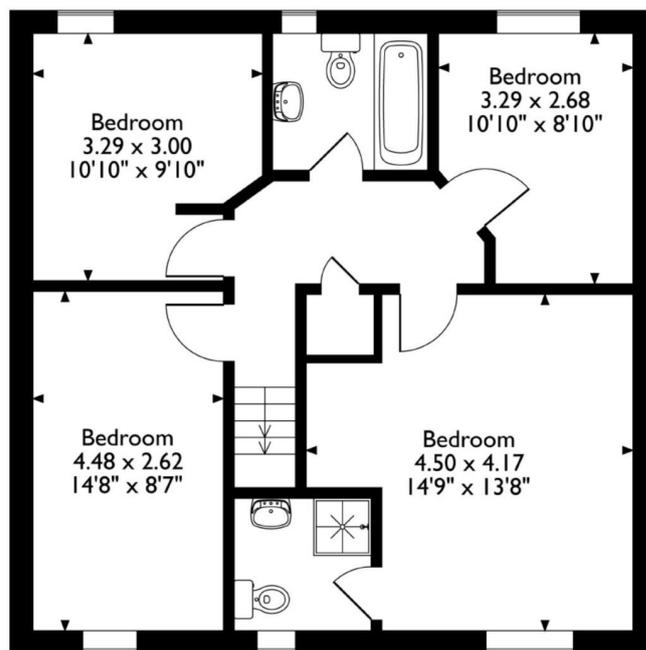
The kitchen flows through to the dining room, where French doors open onto the sun terrace and landscaped garden beyond, creating a wonderful connection between indoor and outdoor spaces. A wooden concertina door links the dining room to the living room, allowing the layout to be opened up or divided as desired.

The living room is a bright and comfortable space with a large front-facing window and a feature fireplace with open grate and wooden surround, providing a cosy focal point for relaxing evenings.

23 Tinmans Green, Monmouth
Approximate Gross Internal Area
Main House = 111 Sq M/1194 Sq Ft
Garage = 12 Sq M/129 Sq Ft
Total = 123 Sq M/1323 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.

Upstairs, the first-floor landing is arranged in a U-shape and provides access to all bedrooms and the family bathroom. An airing cupboard is neatly tucked away, offering useful storage.

There are four well-proportioned bedrooms in total. Two of the bedrooms to the rear enjoy peaceful views over the garden and surrounding woodland, while another bedroom looks out to the front of the property.

The principal bedroom is particularly generous in size and benefits from attractive village views. This room also enjoys the added luxury of its own en-suite shower room, fitted with a modern white suite and fully tiled shower enclosure.

The family bathroom serves the remaining bedrooms and features a clean, contemporary white suite with bath and vanity unit, complemented by tasteful tiling and a frosted window for privacy.

Overall, this lovely home offers a harmonious blend of modern living and practicality, with bright living spaces, flexible accommodation, and delightful garden views that create a welcoming and comfortable setting for family life.

STEP OUTSIDE



At the front of the property, you'll find a garage accompanied by driveway parking and a neatly manicured lawned area with planted shrub borders.

The rear garden has been thoughtfully designed to make the most of the available space while offering a high degree of privacy. Directly adjoining the kitchen and dining room is a generous sun terrace, creating a perfect area for outdoor seating and entertaining. From here, steps lead up to a shaped lawn with a charming pond, framed by well-stocked herbaceous borders and a variety of mature shrubs that add colour and interest throughout the seasons.

In one corner of the garden, a raised patio provides a further peaceful seating area, ideal for enjoying the surroundings. The garden is fully enclosed by wooden fencing and benefits from a gated access point leading through to the front parking area, combining security with convenience.

INFORMATION

Postcode: NP25 4NB

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Heading from Monmouth town, follow the Dixon Road to the Dixon roundabout. Take the 3rd exit onto the A40 (parallel to Monmouth town), turn left onto the A466 over the bridge, then take the 2nd exit at the roundabout onto Redbrook Road. Follow the road for approximately 1.5 miles, then turn left onto Tinmans Green shortly after the village shop. Continue up this road and number 23 can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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