



MONKSWOOD, USK

Guide price **£635,000**



SUNNYBANK

Monkwood, Usk, Monmouthshire NP15 1QE



Extended detached home with 5 bedrooms
Superb views over Monmouthshire countryside
Gated off road parking and integral garage

Nestled in the sought-after area of Monkwood near Usk, this substantial detached home offers the perfect blend of rural charm and modern convenience. Extended over the years to create a generous family space, the property enjoys a peaceful village setting while being just moments from Usk's vibrant selection of pubs, restaurants, shops, and well-regarded schools.

The larger market towns of Abergavenny and Monmouth are within easy reach, providing an even wider array of amenities including leisure facilities, boutique shopping, and cultural attractions. Ideal for commuters, the home boasts excellent road links to the A449 and M4, with direct rail connections from nearby stations to Cardiff, Bristol, and even London, making it a practical choice for those seeking countryside living without sacrificing accessibility.

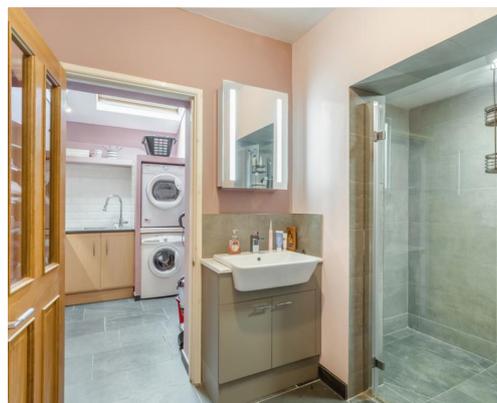


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KEY FEATURES

- Extended detached home
- Five double bedrooms
- Two bedrooms with rear garden access
- 3 reception rooms
- 3 bathrooms/shower rooms
- Large gated driveway and integral garage



STEP INSIDE



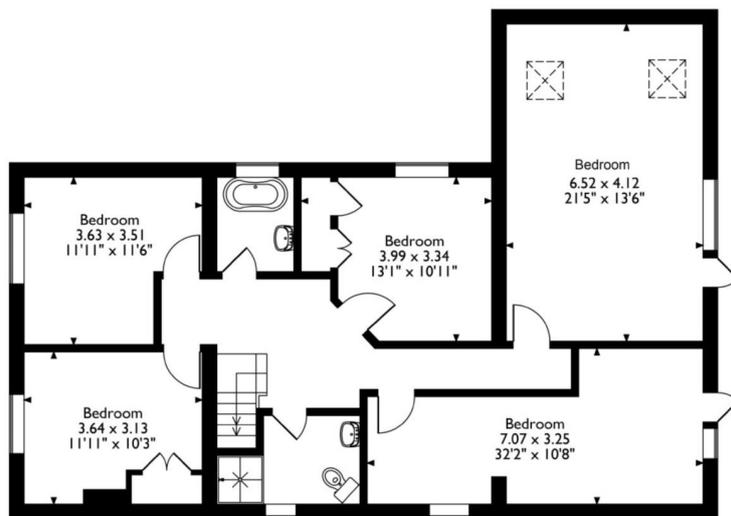
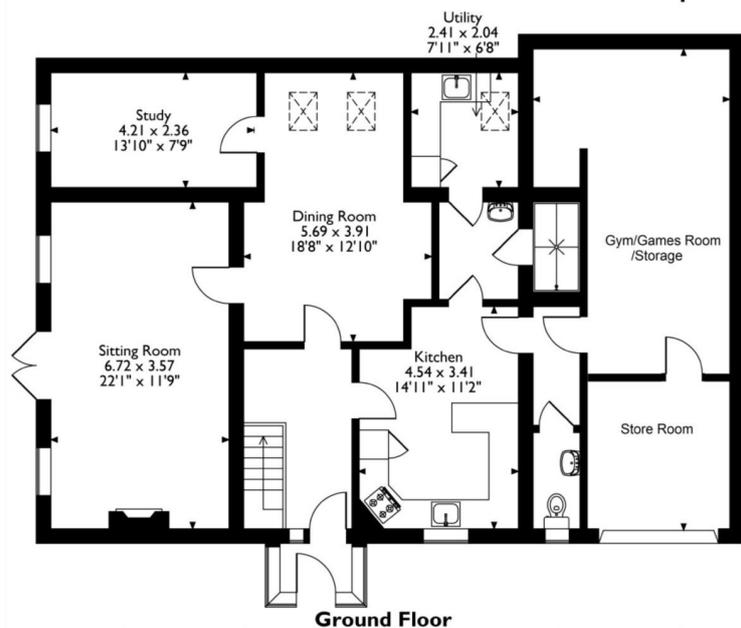
Entering the property via the side front door, you are welcomed into a practical porch which leads through to the main entrance hallway. From here, a staircase rises to the first floor, and the layout flows effortlessly, offering versatile and generous living space throughout.

Directly ahead lies the heart of the home, a spacious dining area that was thoughtfully extended around 20 years ago. This impressive room forms a central hub for family life and entertaining, with access to two further reception rooms.

To the left, the generous living room enjoys a front-facing aspect with a large window and door allowing natural light to flood in. A feature fireplace provides a cosy focal point, perfect for relaxing evenings.

The second reception room, also front-facing, is currently used as a ground floor bedroom but would equally serve well as a home office or study.

Sunny Bank, Monkswood, Usk
Approximate Gross Internal Area
240 Sq M/2583 Sq Ft



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.

To the right of the hallway is the well-appointed fitted kitchen, complete with a range of wall and base units, a breakfast bar, and a side window.

Off the kitchen is a ground floor shower/wet room, a practical utility room with additional appliance space, and a cloakroom for added convenience. An internal door also leads directly into a recently refurbished room, ideal as a home gym, office or playroom if required. A door from here leads to the integral garage, suitable for a small vehicle.

Upstairs, the first floor offers five comfortable double bedrooms, two of which benefit from built-in wardrobes.

The rear bedroom is particularly noteworthy, enjoying views over the garden through a PVC double glazed window and a door providing direct access outside.

The Principal bedroom is also to the rear and enjoys garden access. There is also a part vaulted ceiling giving a grandeur feel to the room.

This home is well laid out for flexible family living, with generous room proportions and the potential to personalise to suit individual needs.

STEP OUTSIDE



To the front of the property, a gated driveway provides a warm and welcoming entrance, flanked by a well-maintained lawn and neatly planted shrub borders. Further double gates open to a side gravelled driveway, which offers additional parking and a pleasant seating area perfect for morning coffee or evening relaxation. This area also provides access to the integral garage.

To the rear, landscaped gardens have been thoughtfully designed to make the most of the outdoor space, with multiple seating areas arranged across various levels. Stone steps lead you up through the garden, where mature shrubs, hedges, and trees offer colour, privacy, and a sense of enclosure on three sides. A stone gravelled terrace adjoins the house, accessed directly from the first-floor accommodation, offering an ideal spot for entertaining or unwinding. At the top of the garden, the elevated position affords stunning views over neighbouring countryside an idyllic backdrop to this charming home.

INFORMATION

Postcode: NP15 1QE

Tenure: Freehold

Tax Band: G

Heating: Gas LPG

Drainage: Private

EPC: ***INVALID

KEYWORD***





DIRECTIONS

What3words: Slugs.melon.internet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(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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