

Kimberley  
Welsh Newton Common, Monmouth



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*Town and country properties*

## Kimberley

### Welsh Newton Common, Monmouth

This beautifully presented 4 double bedroomed, detached property has an outstanding rural and peaceful location on the edge of the pretty hamlet of Welsh Newton Common at the end of a gravelled track. With easy access to major road networks and schools at Monmouth and Ross. The attractive layout incorporates spacious bright and airy rooms throughout taking full advantage of the lovely countryside location and views. The grounds of just over an acre consist of formal gardens, an enclosed paddock, and a two way driveway also accessing a double garage. This rural lifestyle opportunity also accesses excellent walking and riding opportunities direct from the front door.

## Asking price £725,000 Freehold

Constructed with cavity walls with a painted render exterior and inset double glazed windows and doors all set under profiled tiled roofs. Internal features include well-proportioned rooms, large kitchen with vaulted ceiling, moulded panelled and glazed internal doors along with wood block, ceramic and Travertine tiled flooring. Oil fired central heating with radiators throughout. From the front through part glazed front door with side panel into;

**ENTRANCE HALL: 5.60m x 2.54m (18'4" x 8'4")**

Two built-in storage cupboards. Ceramic tiled floor. Three sets of double doors lead into the following;

**SITTING ROOM: 6.55m x 4.46m (21'6" x 14'8")**

French doors with windows each side overlooking the garden and patio, the South Westerly views and window to side. Feature brick fire surround with a timber mantle and flagstone hearth with inset cast iron wood burning stove. Travertine tiled floor.

**KITCHEN/DINING ROOM: 6.55m x 3.56m (21'6" x 11'8")**

Window to front and French doors out to garden. High vaulted ceiling with exposed beams. Along one wall is a range of Shaker styled base units with grey panelled doors set under dark work surfaces with inset 'one and a half bowl' sink with mixer taps and ceramic tiled splash backs. Matching wall units and island unit with inset AEG touch sensor ceramic hob, fitted with additional storage beneath, integrated fridge and built-in eye level double oven. Walk-in shelved larder cupboard. Ceramic tiled floor. Door into;

**INNER HALL:**

Staircase to the first-floor office. Ceramic tiled floor. Doors into the following;

**"L" UTILITY ROOM: 2.63m x 2.59m extending to 3.25m (8'8" x 8'6")**

Window to back. Fitted with a range of grey fronted base units set under work-top with inset stainless-steel sink and drainer with a 'flexible hose' mixer tap and matching wall units. Plumbing and space for washing machine. Floor mounted oil-fired central heating boiler. Ceramic tiled floor. Extractor fan.

**SHOWER ROOM:**

Window to front. White suite with low level wc, basin and pedestal and a 'wet' shower area with Gainsborough unit. Ceramic tiled floor and walls. Extractor fan and shaver point.

**BOOT ROOM: 3.36m x 2.83m (11'0" x 9'3")**

Windows to back and side, external doors to front and back. Built in benches with storage under. Up stairs to:

**FIRST FLOOR OFFICE/STUDY: 3.24m x 2.65m (10'8" x 8'8") extending to 4.46m (restricted head height)**

Window to the side and roof light window. Exposed beams. Access to useful eaves storage areas. Wood laminate flooring. From Entrance Hall double doors lead into;

**"L" SHAPED CENTRAL HALLWAY: 6.08m x 2.02m extending to 2.86m (19'11" x 6'8")**

Sliding patio door out to covered terrace area and side garden. Built-in storage cupboard. Wood block flooring. Doors lead into the following:

**MASTER BEDROOM: 3.70m x 3.38m (12'2" x 11'1") extending to 4.60m**

Window with views out to front garden. Door into;

**EN-SUITE CLOAK ROOM:**

With white suite comprising a close coupled wc and a pedestal wash hand basin, heated white towel rail, extractor fan and ceramic tiled floor.

**BEDROOM 2: 3.44m x 3.07m (11'3" x 10'1")**

French doors out to covered terrace area and side garden. Built-in wardrobe.

**BEDROOM 3: 3.70m x 3.04m (12'2" x 9'12")**

Window to front with garden views.

**BEDROOM 4: 3.70m x 3.64m (12'2" x 11'11")**

Window to the side.

**FAMILY BATHROOM: 2.63m x 2.39m (8'8" x 7'10")**

Frosted glazed window. White contemporary suite comprising of an oval bath with freestanding mixer taps and shower head, basin set into a vanity unit with mixer tap. Close coupled wc and glass fronted shower with shower unit. Two towel radiators. Ceramic tiled walls and floor. Recessed downlighters.

**OUTSIDE:**

The mature landscaped gardens are set to the rear of the property with extensive lawn areas and a wide range of mature shrubs, plants and trees as well as an ornamental and wildlife pond with hedged boundaries. There is an attractive patio and secluded seating areas all enjoying this lovely South Westerly aspect. Wide steps lead to the lower lawn and paddock with stock fencing, the paddock is entered through a five-bar gate and has a backdrop of woodland and fields providing a high degree of privacy. The paddock has two field shelters and a feed store and is currently used to graze sheep and free-range chickens. Within the garden area there are kennels, a large storage shed and a hay/wood store.

The vehicle entrance from the lane is via the two entrance drives with wide wrought iron gates. The front garden wraps around the property, has mature hedging, shrubs and trees, a retaining wall provides edging to the substantial parking area in front of the property, with post and rail fenced boundary to the lane, a second set of gates leads to the side area and the double garage.

**DOUBLE GARAGE: 5.19m x 5.11m (17'0" x 16'9")**

Constructed in timber with a pair of double doors and personal door to garden. Power and lighting.

**SERVICES:**

Mains electricity and water. Septic tank drainage. Oil fired central heating. External lighting and power points. Council Tax Band F; EPC rating D.

**DIRECTIONS:**

From Monmouth take the Hereford road (A466) for approximately 3.3 miles to Welsh Newton then turn right at the cenotaph and up the hill and take the first turning right signposted Welsh Newton Common. Continue along this lane for about a mile passing the telephone box on your left until you come to a concrete bus shelter on the left-hand side then turn right down an unmade lane and after approximately 400m towards the end of the track, the property will be found on your left-hand side.

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.







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