

Field View  
Westfield Road, Osbaston, Monmouth



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## Field View

### Westfield Road, Osbaston, Monmouth

This unique, newly built, individually designed, detached, Eco family home has a spacious, bright and airy split-level layout with 4 bedrooms. Elevated aspect with outstanding reaching countryside views, landscaped lawned gardens and sun terraces to the front and back together with a private driveway, parking and detached double garage. Constructed to an exceptional standard with high quality fixtures and fittings throughout.

## Asking price of £735,000 Freehold

Timber frame construction with exterior brick and weatherproof rendered finish with inset anthracite UPVC double glazed windows and doors all set under slate roofs. Internal features include Oak staircase, doors and joinery, engineered wood and ceramic tiled flooring. Gas fired boiler providing underfloor heating on the ground floor and radiators to the first floor.

**The entrance is from the front paved terrace via a recessed porch with a boarded soffit and downlighters, through part glazed security door with matching glazed side and top panels into:**

#### **RECEPTION HALL:**

Oak staircase with matching handrail leading to first floor. Cloaks cupboard with hanging rail and shelf. Doors into the following:

#### **CLOAKROOM:**

Frosted window to side. Contemporary white suite, comprising low level W.C, wall mounted vanity unit with rectangular basin and mixer tap set over. Fully tiled walls and floor. Extractor fan.

**STUDY: 2.68m x 3.28m + recess (8'10" x 10'9")**

Window to side.

**From Reception Hall a wide opening with oak steps, glazed balustrading and square newels leads down to into:**

**OPEN PLAN SITTING/ DINING ROOM: 11.10m x 4.34m (36'5" x 14'3")**

Wide sliding patio doors to front and back accesses sun terraces and garden. Feature uplighters.

Wide opening with oak steps, glazed balustrading and square newels up to:

**KITCHEN: 4.30m (max) x 3.98m (14'1" x 13'1")**

Window to side and wide sliding patio doors to back out to terrace and back garden. Corian worktop with upstands along one wall with inset one and half bowl stainless sinks with mixer tap. Two tone Scandinavian blue matt finish floor set under and wall units along one wall with concealed lighting under. Integrated rubbish compactor and "Zanussi" dishwasher. Matching tall units along one wall housing fridge/freezer and two "AEG" convector ovens. Matching central island unit with Corian

work surface with inset "AEG" induction hob and stainless steel "Zanussi" stainless steel extraction hood over and cupboards and drawers set under with integrated wine cooler and breakfast bar. Lobby with under stairs cupboard and door into:

**UTILITY ROOM: 3.27m x 1.93m (10'9" x 6'4")**

Part glazed external door to side: Worktop along one wall with inset stainless steel one and half bowl sink. Cupboards and drawers set under and space and plumbing for washing machine/ tumble dryer and tall cupboard. Wall mounted "Baxi" mains gas boiler.

**From the entrance hallway upstairs to:**

**SPLIT LEVEL GALLERIED LANDING:**

Matching balustrading, handrails and newels and vaulted ceiling with rooflight. Fully shelved airing cupboard and cupboard housing hot water tank and controls. Doors into the following:

**BEDROOM 1: 4.35m x 4.15m (14'3" x 13'7")**

Window to front with far reaching countryside views. Integrated mirror fronted wardrobe with sliding doors, storage and shelving. Roof access trap. Door into:

**EN-SUITE WET ROOM:**

Window to side with frosted glass. Contemporary white suite comprising, low level W.C, double wall mounted vanity unit with his and hers wash basins with mixer taps. Recessed shower with glazed door, mixer valve and rain shower head on chrome rail. Fully tiled walls and floor.

**BEDROOM 2: 4.35m x 3.22m (14'3" x 10'7")**

Window to back with views of the back garden. Door into:

**EN-SUITE WET ROOM:**

Frosted window to side. Contemporary white suite comprising, low level W.C, wall mounted vanity unit with top mounted wash basin and mixer tap. Recessed shower enclosure with glazed door, mixer valve and rain shower head on chrome rail. Fully tiled wall and floor.

**BEDROOM 3: 4.33m x 3.01m (14'2" x 9'11")**

Window to back with views of the garden and sun terrace.

**FAMILY BATHROOM:**

Frosted window to side. Contemporary white suite comprising low level W.C, bath with mixer taps, vanity unit with top mounted basin and mixer tap, recessed shower enclosure with glazed door, mixer valve head on chrome rail. Fully tiled walls and floor.

**BEDROOM 4: 3.16m x 3.55m (10'4" x 11'8")**

Window to front with far reaching countryside views. Integrated wardrobe with hanging rail and storage.

**OUTSIDE:**

The entrance is set off this quiet lane on to a gravelled driveway with extensive parking and access to;

**DETACHED DOUBLE GARAGE: 5.65m x 5.66m (18'6" x 18'7")**

Constructed to match with painted rendered exterior and concrete base with up and over electric door under a pitched tiled roof. Power and light. The front steps lead up to Indian slate paved split level sun terraces enjoying the views with planted borders and interspaced shrubs and flowers and a lawned area. Paths on each side lead around to the back garden laid mainly to lawn with a feature, large, barbecue terrace with bespoke timber framed gazebo set over. A combination of hedged and colour fenced boundaries.

**SERVICES:**

Mains gas, water, electricity and drainage. Council tax band G. EPC rating B.

**DIRECTIONS:**

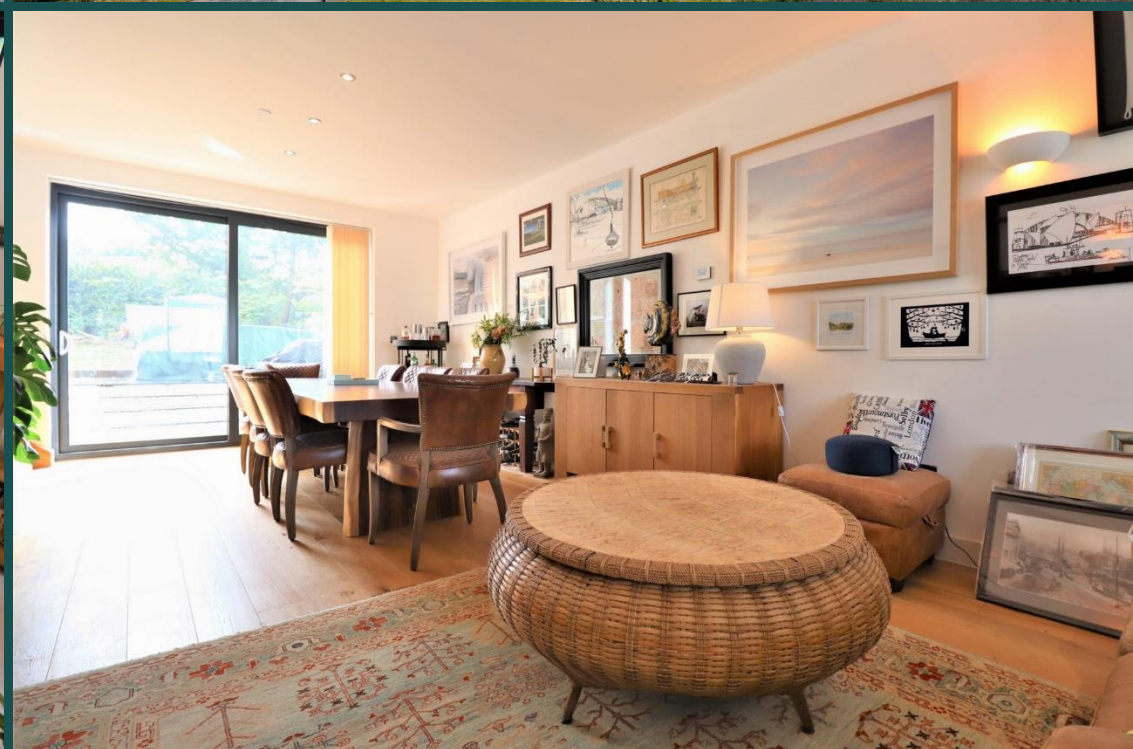
From our office in Monmouth proceed towards the traffic lights and turn left on the A466 Hereford Road. Pass under the Haberdashers Girls School bridge and take the third turning on your left up Highfield Road. Go over the brow and at the bottom as the road narrows, keep going straight over, the road will bear around to the left. Continue to follow this road and near the bottom the open entrance of Field View will be seen on the 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.





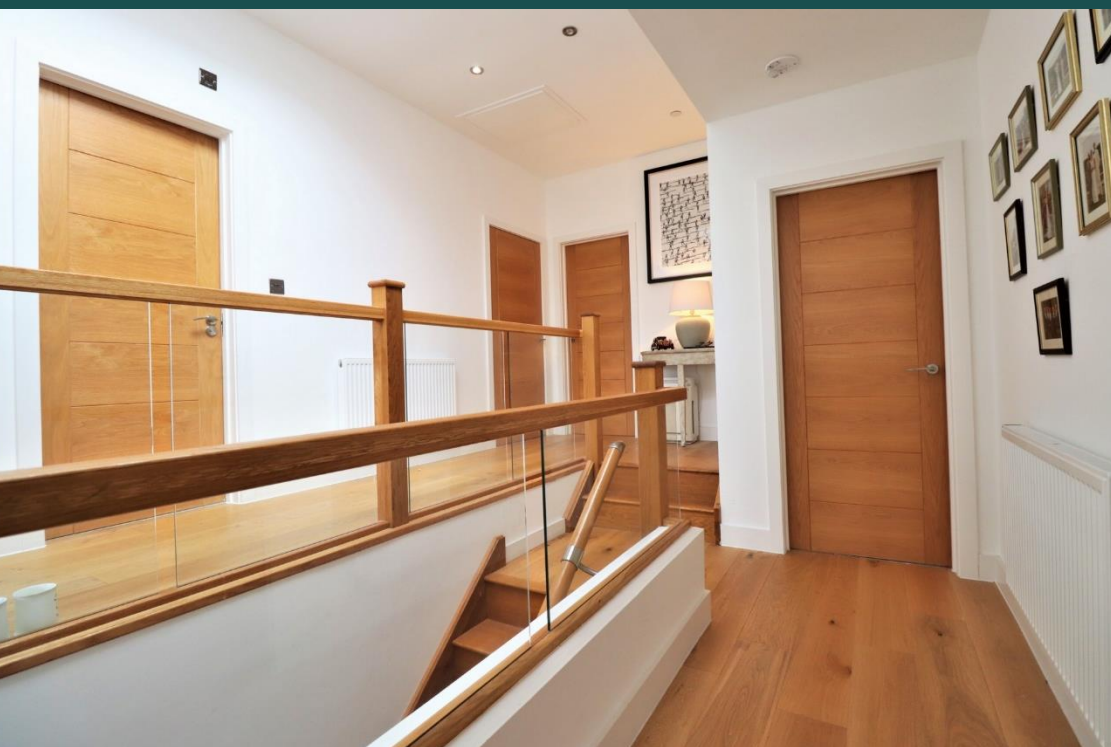


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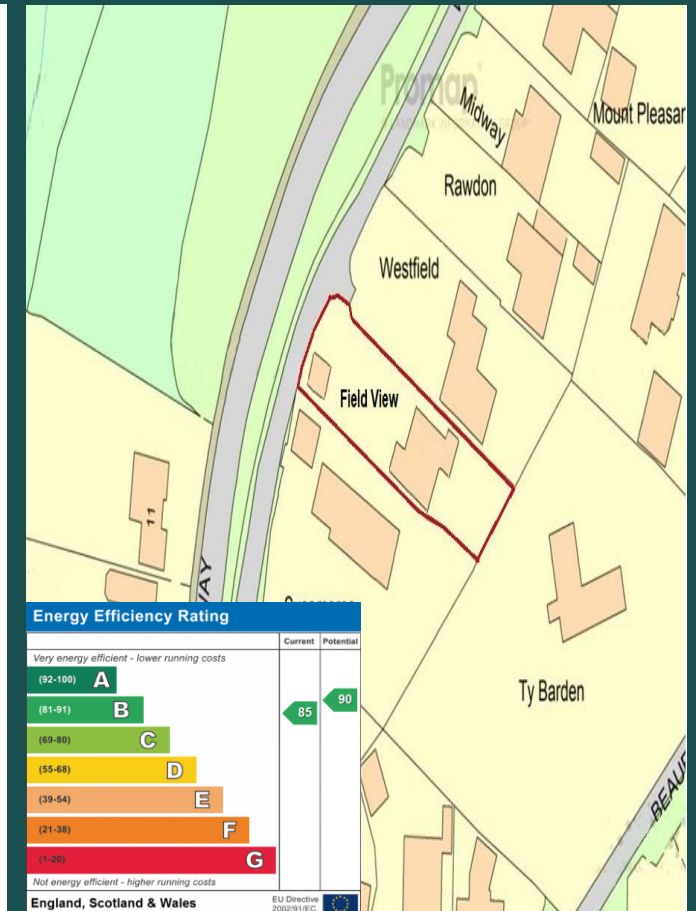
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