

**Oak House**  
**The Narth, Monmouth**





# Oak House

## The Narth, Monmouth

Tucked-away in a quiet location in the heart of a highly desirable village, this incredibly spacious and individually designed, 3 double bedroom family home is set in 0.7 acres of level landscaped gardens. Enjoying excellent levels of natural light, the bright the contemporary styled accommodation is over floors and features a galleried living room.

High-quality fixtures and fittings throughout. A gated private driveway accesses ample parking area and the linked garage and car-port.

Traditionally cavity walled construction, finished in brick with inset double-glazed aluminium windows and doors set under a pitched tiled roof. Internal features include low-voltage downlighters, a Scandinavian styled wood burner, moulded skirting boards and architraves, oak, part-glazed doors and a combination of luxury vinyl, ceramic tiling and carpeted flooring. A LPG gas-fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the parking area, under the carport and through a part-glazed composite door into:**

#### **ENTRANCE HALLWAY:**

Frosted window to side. Doors into the following:

#### **CLOAKROOM:**

Window at high level with frosted glass. A contemporary suite comprising a low level WC and curved vanity unit with inset wash basin.

#### **SNUG/STUDY: 2.37m x 2.35m (7'9" x 7'9")**

Window to side.

#### **GALLERIED LIVING ROOM: 5.76m x 4.89m (18'11" x 16'1")**

An impressive, bright and airy principal reception room with a high raked ceiling. A bank of bi-fold doors to the front provides seamless access to the adjoining sun terrace. Tall window to side. Feature fireplace with inset wood burner set on a slate hearth with wooden mantel over. A pair of part-glazed doors lead into:





**DINING ROOM: 4.67m x 4.28m (15'4" x 14'1")**

Tall window to side and patio doors to the front opening onto the sun terrace and seating area. Door into:

**OPEN PLAN KITCHEN/BREAKFAST ROOM: 6.65m (max) x 4.36m (21'10" x 14'4")**

Dual aspect windows to the side and rear elevations, along with a pair of sliding doors out to the garden room. Staircase with square newel posts and wooden balustrading leading up to the first floor galleried landing. "L-shaped" marble worktop with uprights and inset sink, four-ring Neff electric hob with low-level extraction. An extensive range of two-toned cupboards and drawers set under, with an integrated dishwasher. Complementary tall units along one wall house a full-height fridge/freezer and integrated Neff oven/grill and microwave.



**GARDEN ROOM: 6.48m x 2.74m (21'3" x 8'12")**

Glazed to three sides with a low-level brick plinth and part-glazed roof. A pair of doors lead out to the paved sun terrace.



From the breakfast area, through door into:

**UTILITY ROOM: 4.36m x 2.34m (14'4" x 7'8")**

Window to the rear. L-shaped laminate worktop with inset stainless steel sink and side drainer. A range of cupboards and drawers set under, with space and plumbing for a washing machine and tumble dryer. Wall-mounted gas boiler. Bespoke fitted tall unit along one wall with two cloaks cupboards and wine rack. Door into:



**BOOT ROOM:**

Part-glazed composite door to the side leading to the carport. Consumer unit at high level. Door into:

**SHOWER ROOM:**

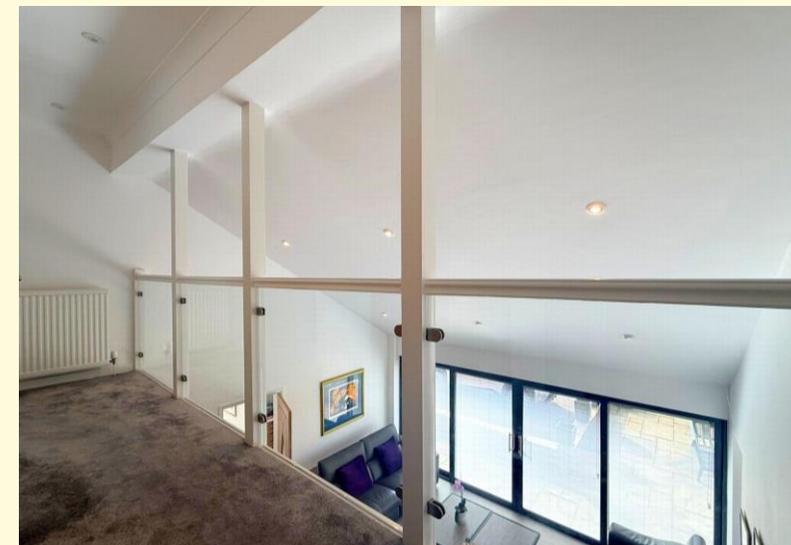
Window with frosted glass to the side. A contemporary suite comprising a low level WC, vanity unit with inset wash basin and shower enclosure with mixer valve, rain shower head and separate handheld attachment. Ladder-style radiator. Extraction fan at high level.



From the kitchen/dining area, stairs lead to:

**FIRST FLOOR GALLERIED LANDING:**

A U-shaped landing area with square newel posts and glass panels. Airing cupboard housing water cylinder and wooden slatted shelving. Doors into the following:



**BEDROOM THREE: 3.47m x 3.37m (11'5" x 11'1")**

Window to side elevation. Integrated wardrobe along one wall with hanging rail, shelving and ample storage.



**FAMILY BATHROOM:**

Frosted window to the side. A contemporary suite comprising a low level WC, floating vanity unit with inset wash basin, bath with mixer taps and corner shower enclosure with mixer valve and rain shower head. Ladder-style radiator. Extraction fan at high level.



**BEDROOM TWO: 4.30m x 4.88m (14'1" x 16'0")**

Dormer window with attractive views across the front garden and tall window to side. Fitted wardrobe along one wall with hanging rails, drawers, shelving and ample storage.



**PRINCIPAL BEDROOM SUITE:**

**BEDROOM ONE: 4.36m x 3.36m (14'4" x 11'0")**

Window to side and a pair of doors to the rear with a Juliet balcony overlooking the garden. Fitted wardrobe along one wall with hanging rail, shelving and ample storage.



### EN-SUITE SHOWER ROOM:

Window to the rear. A contemporary suite comprising a low level WC, vanity unit with floating wash basin and double-width shower enclosure with mixer valve, rain shower head and separate handheld attachment. Integrated wardrobe with hanging rail, shelving and ample storage. Ladder-style radiator. Extraction fan at high level.



### OUTSIDE:

The property is set behind a set of automated gates that open onto a private driveway and lead to a parking and turning area with space for multiple vehicles.

### SINGLE GARAGE: 3.10m x 5.27m (10'2" x 17'3")

Matching construction with a concrete base and up-and-over garage door to the front set under a pitched tiled roof. Power and light. The carport adjoins the garage and the house, with log and garden furniture store on one side and a boiler room on the other.

### THE GROUNDS:

Adjoining the living and dining room is an expansive sun terrace, providing an ideal setting for alfresco dining and entertaining. The generous front garden is mainly laid to lawn and complemented by well-stocked herbaceous borders, with a meandering pathway leading to a seating area and giving access to a fenced paddock planted with a variety of fruit trees.

At the back of the property there is an additional level lawn enjoying a high degree of privacy having interspaced mature trees and an additional sun terrace located beside the garden room. Behind the garage is a high fenced enclosure housing the gas tank and septic tank and is an ideal for garden storage area with access to a covered log store. The boundaries are a combination of wooden fencing and tall hedging.

# Asking price of £795,000

### SERVICES:

Mains water and electricity. Private drainage and LPG gas fired central heating. Council Tax Band G. EPC Rating D.

### DIRECTIONS:

From Monmouth take the B4293 signposted Trellech and Chepstow, pass the turning for Penallt and continue over the brow, taking the left turning signposted 'Whitebrook and The Narth'. At the small crossroads turn right into The Narth and take the first turning right after the cul de sac. Proceed up the incline until the high stone wall on your left reduces in height, then turn sharp left over a tarmac area and along a gravelled track which accesses three private properties. The driveway to Oak House is the second on the left and is entered through an electrically operated gate. What3words:///pampered.saves.hulk



### 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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Total area: approx. 234.0 sq. metres (2518.6 sq. feet)

