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13 Stow Park Circle  
Newport  
NP20 4HF





# 13 STOW PARK CIRCLE

£700,000

Detached 5/6 bed Victorian family home  
Particularly spacious & well presented  
In sought after area, excellent parking

- Reception hall, cloakroom
- 3 reception rooms, cellar
- Kitchen/breakfast room, utility
- Study, media room
- Master bedroom with en-suite & dressing area
- 4 further bedrooms, en-suite & family bathroom

## DESCRIPTION

A particularly spacious and well proportioned detached Victorian family home, principally stone built, and originally built in 1882, which has been lovingly restored and updated by the present owners over the last 18 years, thus offering superb family accommodation whilst retaining many of the original and unique features. We understand the present occupiers are only the third people to own the property in its 135 year history.

The accommodation offers three generously proportioned reception rooms, a spacious kitchen with Aga and good sized utility room and to the first and second room five/six bedrooms and media room, two bedrooms having en-suite facilities and a

family bathroom with Jack and Jill door to bedroom three. A recently installed wall mounted commercial gas fired boiler situated in the cellar provides hot water for both domestic and central heating use.

Whilst situated on the much sought after west side of Newport, the property offers a high degree of seclusion with excellent parking facilities to the front elevations with a block pavior in and out drive and an enclosed rear garden of substantial proportions which offers a safe environment for children and pets alike. It is the agent's opinion that to fully appreciate the many unusual and unique features contained within this property, an early internal inspection is essential.

## OUTSIDE

To the front of the property is a block pavior 'in and out' driveway with excellent parking facilities for five/six cars. A holly hedge roadside boundary offers a degree of privacy. Side double gates lead to the rear garden.

The rear garden has a most attractive aspect with stone paved terrace and wooden decking area. Two storage sheds. External wc. The rear garden

of good proportions is laid principally to lawn with mature trees and shrubs and brick built wood store to the rear of the garden which we understand originally was a stable and tack room. GARDEN ROOM, 3.38m x 3.27m (11'1" x 10'9"), attached to the house with electric heater and two wall light points. It should be noted that one of the double gates lies at the original driveway which, in turn, continues to the bottom of the garden where there is a concrete base, originally used for garage purposes. The overall plot size is approximately 220ft long by approximately 100ft wide

## DIRECTIONS

From the M4 take the High Cross exit. Continue along Risca Road towards The Handpost. Carry on going, through the lights at the Handpost, heading towards the centre of Newport, take the first turning on the right and No.13 will be encountered approximately half way around Stow Park Circle on the left hand side.

## ADDITIONAL INFORMATION

Room descriptions and measurements, along with further information and photographs are available at [www.fineandcountry.com](http://www.fineandcountry.com).



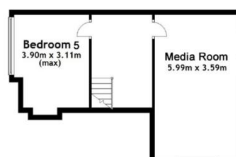
First Floor



Ground Floor



Second Floor



Postcode: NP20 4HF | Tax Band: I | Tenure: Freehold

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans should be used for guidance only. Photographs are reproduced for general information and must not be inferred that any item shown is included with the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div><div>(35-100)A</div><div>(81-91)B</div><div>(69-80)C</div><div>(55-68)D</div><div>(39-54)E</div><div>(21-38)F</div><div>(1-20)G</div></div>		<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div><div>(22-100)A</div><div>(81-91)B</div><div>(69-80)C</div><div>(55-68)D</div><div>(39-54)E</div><div>(21-38)F</div><div>(1-20)G</div></div>	
<div>Not energy efficient - higher running costs</div> <div>1220</div>		<div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> <div>916</div>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





Tel 01291 629799

Fine & Country Chepstow  
30 High Street, Chepstow,  
NP16 5LJ

[fineandcountry.com](http://fineandcountry.com)