



Oakfield House, The North, Monmouth, NP25 4QH

£775,000 Freehold

pa black



Oakfield House, The Narth, Monmouth, NP25 4QH

Approached by a private lane, this six double bedroom family home sits on a plot of approximately three quarters of an acre in a rural village location within the Wye Valley, which has been designated as an 'Area of Outstanding Natural Beauty'.

The property was built to the present owners exacting standards about 12 years ago, with very generous accommodation laid out over four split levels. The ground floor and lower ground floor accommodation briefly comprises a double height entrance hallway which is overlooked by the gallery landing, a study, cloakroom/wc, a spacious lounge with feature fireplace and a log burner, a sitting room, 20ft dining room with access to a large sun deck, a 30ft kitchen / breakfast room with a light oak fitted kitchen and centre island, and a utility room.

To the first and second floors the accommodation comprises the gallery landing and upper landing, a games room, the master bedroom suite with a large en-suite shower room and built-in wardrobes, five double bedrooms (four with fitted or built-in wardrobes), a 'Jack and Jill' bathroom to two of the bedrooms, a family bathroom and a separate shower room/wc. Features include double glazing throughout, oil fired central heating, and underfloor heating in the kitchen.

The property has a large driveway which can accommodate numerous vehicles and gives access to the double garage. The previously mentioned gardens are mainly laid to lawn and planted with many mature trees and shrubs.

Location

The Narth is a small rural village approximately 7 miles from the well regarded market town of Monmouth. The town offers a wide variety of shopping facilities with well known supermarkets sitting alongside independent food shops, other retailers and the weekly market. There is a good choice of education options in the area, from the Primary School at Trellech to the two Haberdasher's Schools (and preparatory school) in Monmouth, as well as the Monmouth Comprehensive School.

The Narth and District Village Hall offers a good range of regular social activities for all ages, Penallt, three miles away, has a tennis club and cricket club. There are a lot dining options within easy driving distance and these include country pubs and more formal restaurants. Rowing is available at Monmouth Rowing Club, with canoeing also available on the river Wye.

The A40, which is approximately 7 miles away at Monmouth, provides access to the M4 and in turn Cardiff and Bristol. The A40 also allows access to the M50 and the Midlands.

Ground Floor Accommodation

Entrance Hall

The double height Entrance Hallway is overlooked by the Gallery Landing and entered via a panelled front door with double glazed full length side screens. Engineered solid light oak flooring. Short staircases to the lower ground floor and the first floor landing. Radiator. Doors to the Study, Cloakroom and Lounge.

Lounge

20' 10" x 16' 6" (6.35m x 5.03m)

A most impressive Lounge entered from the Hall via panelled double doors. The focal point of the room is the large fireplace recess with a 'flagstone' hearth and housing a large cast iron wood burning stove. Two radiators. Coving to the ceiling. A double glazed picture window overlooks the front garden and double glazed French doors allow access to a paved terrace at the side.





Study

8' 8" x 7' 9" (2.64m x 2.36m)

A double glazed window faces the driveway at the front. Radiator. Engineered solid light oak flooring.

Cloakroom/WC

A white suite comprises a close coupled wc and a wash hand basin set into a vanity unit with mixer taps. Radiator. Ventilation extractor. Inset lighting to the ceiling. Engineered solid light oak flooring. Double glazed window.

Lower Ground Floor Hall

Engineered solid light oak flooring. Radiator. Doors to the Sitting Room, Dining Room, and Kitchen.

Sitting Room

13' 11" x 13' (4.24m x 3.96m)

A double glazed picture window overlooks the front garden and double glazed French doors allow access the garden at the side. Radiator.

Dining Room

19' 11" x 13' 1" (6.07m x 3.99m)

Another very spacious reception room with double glazed windows and French doors overlooking the rear garden and giving access to the raised sun deck which runs across the rear of the house. Engineered solid light oak flooring. Two radiators. Fitted wall lights. Panelled double doors to:-

Kitchen / Breakfast Room

30' 8" x 12' 11" (9.35m x 3.94m)

A great focal point of the house is this particularly spacious kitchen with a seating area at one end with double glazed windows overlooking the garden and countryside as well as double glazed French doors which lead out to the raised sun deck. The kitchen area is fitted with a comprehensive range of oak fronted wall and base units incorporating seamless Maia solid surface worktops with an inset stainless steel 'one and a half bowl' sink and grooved side drainer. Down-lighters are also incorporated into the wall units. Bosch four ring ceramic hob with a stainless steel and glass canopy style extractor over, as well as a built-in Bosch double oven. Integrated dishwasher. Space for an American style fridge. A centre island matches the kitchen units and has an inset stainless steel circular sink with a flexible 'pull out' mixer tap, and a built-in wine cooler. Inset lighting to the ceiling. High gloss tiled floor with underfloor heating. Door to:-

Utility Room

10' 6" x 7' 10" (3.20m x 2.39m)

Fitted oak fronted base units along one wall with ample working surface and an inset stainless steel sink and drainer. Spaces for a washing machine and a tumble dryer. Tiled floor. Radiator. A small staircase with a door at the top gives access to the double garage. Double glazed window and door to the paved terrace at the rear.

First Floor Accommodation

Gallery Landing

The gallery landing overlooks the Entrance Hall and has short stairs to the master bedroom, the games room and the second floor bedrooms. Built-in airing cupboard.

Master Bedroom

22' max. into door x 18' 9" max. into bay window (6.71m max. into door x 5.71m max. into bay window)

A very large master suite with feature full height double glazed windows to the side and a further double glazed picture overlooking the front garden. Two generous built-in wardrobes, both with sliding doors. Radiator. Fitted wall lights. TV aerial point. Exposed roof beams. Door to:-

En -Suite Shower Room

A contemporary white suite comprises a close coupled wc and a wash hand basin set into a vanity unit with an illuminated mirror over. Shaver point. Double width glass fronted shower enclosure fitted with a thermostatic rainfall shower and a hand held shower head. Heated chrome towel rail. Ventilation extractor. Inset lighting to the ceiling. High level double glazed Velux skylight window.

Bedroom Two

13' x 10' 3" (3.96m x 3.12m)

Double glazed picture window to the front garden. Radiator.



Bedroom Three

13' x 11' 1" (3.96m x 3.38m)

A double glazed window overlooks the rear garden and countryside beyond. Radiator. Fitted wardrobes and chest of drawers.

Family Bathroom

8' 9" x 7' 6" (2.67m x 2.29m)

A white suite comprises a panelled spa bath with centre mounted taps and a shower head, a pedestal wash hand basin, and a close coupled wc. Heated chrome towel rail. Ventilation extractor. Light/shaver point. Inset lighting to the ceiling. Double glazed window.

Bedroom Four

17' 2" max. x 10' 9" (5.23m max. x 3.28m)

Another large double bedroom with a rear facing double glazed window, again enjoying extensive views. Built-in double door wardrobes. Radiator. TV aerial point.

Shower Room/wc

A white suite comprises a close coupled wc, a pedestal wash hand basin, and a shower enclosure fitted with a thermostatic shower. Ventilation extractor. Heated chrome towel rail. Inset lighting to the ceiling. Double glazed Velux skylight window.

Games Room

18' 8" x 11' 9" max. Floor width (5.69m x 3.58m max. Floor width)

A very useful room that could be utilised in a number of



different ways. Two large Velux double glazed skylight windows. Wood laminate flooring. Radiator. TV aerial point. Built-in storage cupboard.

Second Floor - Landing

Doors to bedrooms five and six.

Bedroom Five

21' 9" max. x 13' 1" (6.63m max. x 3.99m)

Velux double glazed skylight window to the rear aspect. Two radiators. Walk-in double door wardrobe. Door to 'Jack and Jill' en-suite.

'jack And Jill' En-Suite

The suite in white briefly comprises a close coupled wc, a pedestal wash hand basin, and a double width shower enclosure fitted with a thermostatic shower. Light/shaver point. Ventilation extractor. Inset lighting to the ceiling. Velux double glazed skylight window.

Bedroom Six

21' 9" x 13' 1" (6.63m x 3.99m)

Velux double glazed skylight window to the rear aspect. Two radiators. Walk-in double door wardrobe. Door to 'Jack and Jill' en-suite.

Gardens

Set in it's own grounds, which are approaching approximately



three quarters of an acre, the property is accessed from a small private lane just off North Lane. The large driveway can accommodate numerous vehicles and still provide free access to the double garage. Directly in front of the house is a generous lawned garden which extends to the side of the property and into the rear garden. To the side of the house is a paved patio which can be accessed from the lounge.

Across the rear of the house the present owners have built a raised sun deck, to take advantage of the views over the gardens and the countryside, there is also a paved terrace for al-fresco dining. The rear garden is again laid to lawn and planted with hedge boundaries, mature trees and mature shrubs. At the far end of the garden there is a wildlife 'natural' pond and a summer house. Around the exterior of the house there is automated security lighting.

Double Garage

19' 8" x 19' 6" (5.99m x 5.94m)

A double garage with twin 'up and over' doors for vehicular access. An internal door gives pedestrian access to the house. Power and lighting. Double glazed windows to the side and rear.







This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.
Plan produced using PlanUp.

71 Monnow Street, MONMOUTH, Gwent, NP25 3EW

EPC Rating: C

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