



## KNOWLE LODGE

65 HERFORD ROAD | MONMOUTH



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A SUPERB OPPORTUNITY TO ACQUIRE A CHARMING, THREE BEDROOM DETACHED VICTORIAN COTTAGE SITUATED ON THE EVER-POPULAR HEREFORD ROAD. THE PROPERTY IS WITHIN WALKING DISTANCE OF THE HISTORIC MARKET TOWN OF MONMOUTH AND THE A40 OFFERING SUPERB ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Detached three bedroom stone cottage •
- Original features throughout •
- Spacious bright and airy sitting and dining room •
- Family bathroom with freestanding claw foot, roll top bath •
- Wrap around private garden •
- Situated within walking distance of Monmouth town centre and local schools •
- Off-road parking available for multiple vehicles •
- Detached single garage •

### DISTANCES FROM KNOWLE LODGE

Monmouth 0.7 miles • Ross-on-Wye 13.0 miles • Chepstow 16.9 miles

Hereford 17.3 miles • Abergavenny 17.6 miles • Newport 26.3 miles

Cardiff 37.2 miles • Bristol 47.0 miles • London 142.0 miles

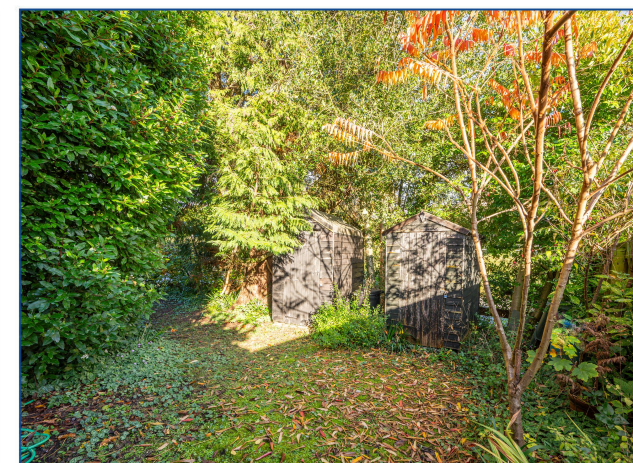
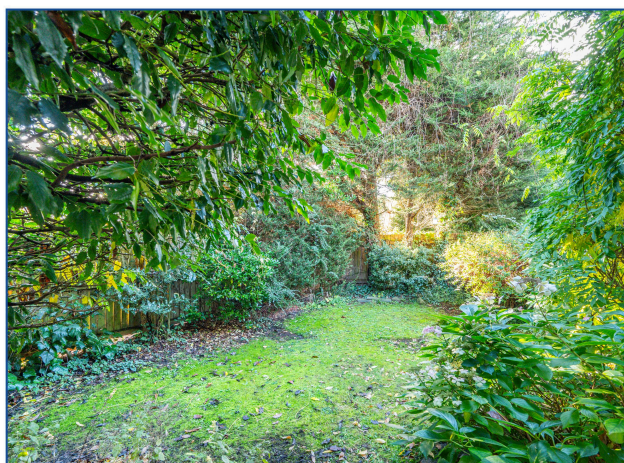
Abergavenny Train Station 17.6 miles • Chepstow Train Station 17.7 miles

Bristol Parkway Station 42.5 miles • Bristol Airport 51.7 miles

Cardiff Airport 52.3 miles • Birmingham Airport 77.4 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Knowle Lodge is within walking distance of Monmouth town centre. There are excellent connections to the main road network as you are able to access the A40 in minutes.

The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## THE PROPERTY

Knowle Lodge is located on the ever popular Hereford Road, within walking distance of Monmouth School for Girls, Monmouth School for Boys and Monmouth Comprehensive School. Approached via an inviting storm porch with flagstone flooring and stone seats, you enter the property through the beautiful wooden door which reveals an entrance hall bursting with character and charm.

The spacious sitting room is a delightful room benefitting from an attractive wood burning stove and French doors leading out to the garden.

The dining room is bright and airy with a dual aspect view to the front and side garden. The room comprises of an original fireplace and an alcove with shelving. Original parquet flooring adorns the floors throughout the sitting and dining room.

The kitchen has neutral base and wall units and benefits from a cream single fronted electric aga. A ceramic sink with mixer tap stands proudly underneath a window looking out to the rear garden. There is space for a dishwasher, fridge and enough room for a table and chairs.

A door from the kitchen leads you to the convenient utility room where several windows allow light to flood into the space. There is enough room for a washing machine, tumble dryer, freezer and plenty of worktop space and storage cupboards.

A staircase from the entrance hall leads you up to three double bedrooms and a family bathroom.

The principal bedroom benefits from original wood flooring and an ensuite shower room.

Bedroom two has fitted wardrobes and along with bedroom three enjoys a pleasant view overlooking the rear aspect.

The family bathroom comprises of a freestanding claw foot, roll top bath, w.c and wash hand basin with vanity unit. Half height panelling is a beautiful, decorative feature in this room.



## OUTSIDE

Knowle Lodge has ample off-road parking for multiple vehicles.

Two wooden sheds can be found to the left of the property and to the rear of the driveway is a detached single garage with up and over door.

A small patio can be found to the right hand side of the property, perfect for al-fresco dining. A path leads around the property through the lawn with gates available at either side offering great security.

## KEY INFORMATION

Agents notes: A cypress tree situated on the border of the garden has a TPO (Tree Protection Order).

Services: The property benefits from mains water, electricity, gas and drainage.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

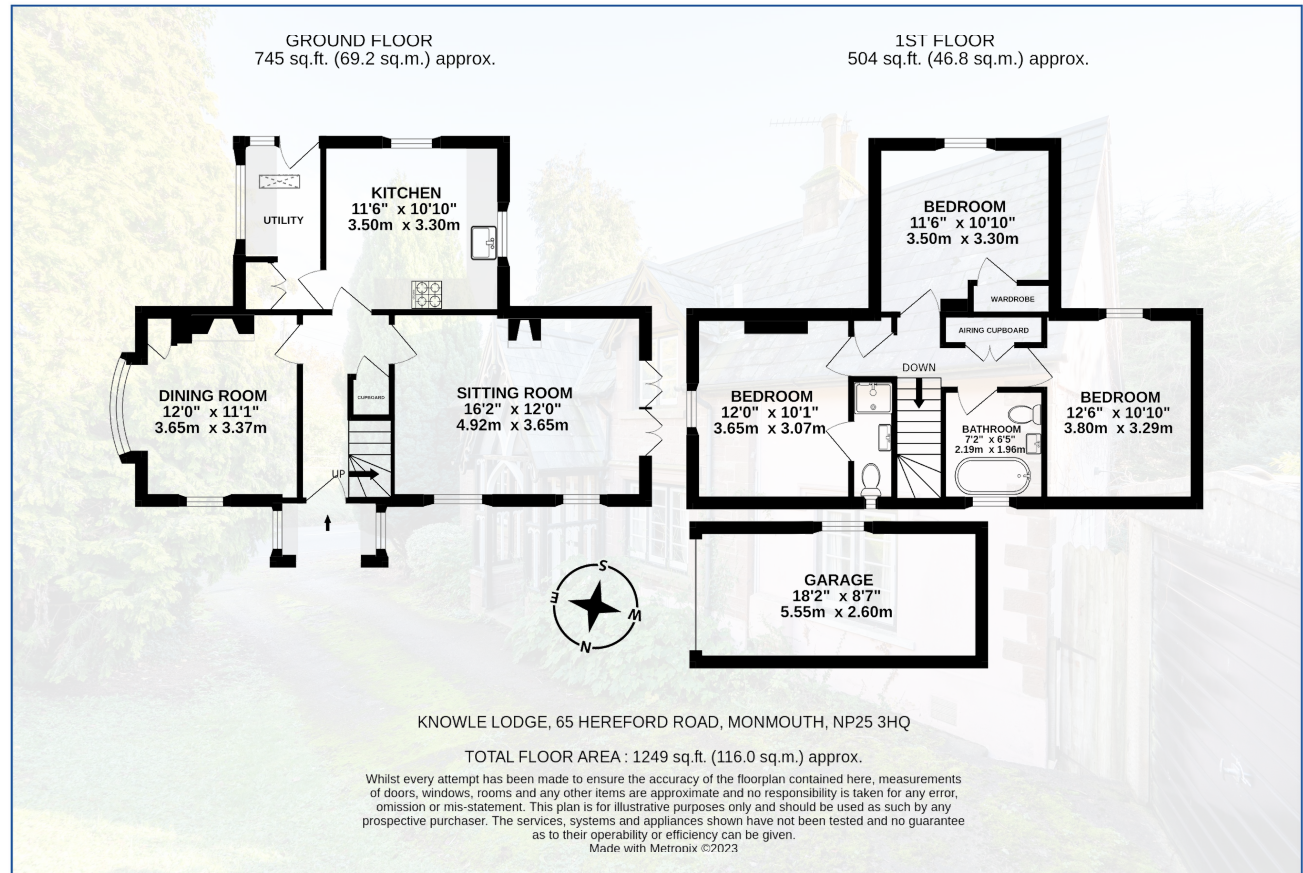
Sale Method: The property is offered for sale by Private Treaty.

Directions: From the A40 roundabout in Monmouth take the exit to Monmouth town centre. Drive past Monmouth Comprehensive School until you reach the traffic lights. Turn right at the traffic lights and on to Hereford Road. Continue up Hereford Road, passing Monmouth School for Girls. The property is located on the left hand side before the turning for Vine Acre.

Viewings: Strictly by appointment with Powells – 01600 714140

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



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