



HIGH TREES

WERN LANE | GLASCOED | PONTYPOOL



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HIGH TREES IS AN IMMACULATELY PRESENTED, SPACIOUS 5 DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED IN A SOUGHT AFTER VILLAGE JUST 3.7 MILES AWAY FROM THE HISTORIC TOWN OF USK. THIS PROPERTY IS READY TO MOVE IN, UNPACK AND ENJOY! IT BOASTS 5 DOUBLE BEDROOMS, 2 BATH AND SHOWER ROOMS, AND IS SURROUNDED BY ITS OWN GARDEN AND GROUNDS MEASURING APPROXIMATELY 0.3 OF AN ACRE.

- 2 ground floor bedrooms and 3 first floor bedrooms •
- A ground floor study for those who need to work from home •
- Principal bedroom suite with dressing area and en-suite •
- Kitchen, dining and family room with woodburning stove •
- Superb, colourful, established gardens to the front and rear •
- Delightful views to the front and rear aspect •
- Gardens and grounds measuring approximately 0.3 of an acre •
- Double garage with electric doors and ample off-road parking •

Distances from High Trees

Usk 3.7 miles • Pontypool 5.9 miles • Cwmbran 6.9 miles
Newport 11 miles • Abergavenny 11.4 miles • Chepstow 14.6 miles
Cardiff 21.9 miles • Bristol 39.1 miles • London 145.9 miles
Cardiff Airport 37.0 miles • Bristol Airport 43.8 miles
Birmingham Airport 96.3 miles • Cwmbran Train Station 5.3 miles
Abergavenny Train Station 10.5 miles
Newport Train Station 10.7 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

The semi-rural village of Glascoed is a fantastic location near to the Llandegfedd (Llandegveth) Reservoir which is set in the beautiful rolling landscapes of South Wales. It boasts a watersports centre where paddleboarding, kayaking and windsurfing can be enjoyed. Sailing and fishing is also available as well as walking trails, bird watching and picnicking in the woods. Just 1 mile from the property is Woodlake Park Golf & Country Club which boasts an 18 hole golf course, set within 140 acres overlooking Llandegveth Reservoir, an area of natural outstanding beauty.

There are good connections to the main road network with the historic town of Usk being just over 3 ½ miles away offering a traditional shopping street with boutique shops, a range of hotels, including the nearby Cwrw Bleddyn Hotel and Spa, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is also located near the town centre.

The Grange Hospital at Llanfrecfa is just 6.5 miles distant. Green Meadow Golf and Country Club is located in the spectacular Monmouthshire countryside near to the new town of Cwmbran. It is only a 10-minute drive from the M4 motorway, and is very close to the A4042 which heads north to Pontypool and Abergavenny.

Cwmbran is a thriving town with an abundance of amenities to include Cwmbran Centre, a shopping and dining experience, various preschools, primary schools and secondary education at Croesyceiliog School and Cwmbran High School. The new Croesyceiliog School has had an investment of £30 million by the council and Welsh Government as part of the 21st Century Schools programme and provides accommodation for 1200 pupils aged 11- 16.

Newport is just 11 miles away from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course found at Coldra Woods on the outskirts of Newport. There are an abundance of activities that can be enjoyed here such as swimming, high ropes, golf and adventure golf. Rougemont is an independent school located in Newport and described by them as a 'School for Life' and for the 21st Century.

Monmouth is 16 miles from High Trees, the town boasts excellent schools including Haberdashers independent boys and girls school, recently rebuilt state of the art Monmouth Comprehensive School and several highly regarded Primary Schools. 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. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

THE PROPERTY

High Trees is beautifully presented inside and out, it is surrounded by its own gardens and grounds measuring approximately a third of an acre. The property boasts the finest of fixtures and fittings such as hardwood windows, slate and solid





wood flooring, Mandarin Stone tiles and handcrafted wood work. It truly feels as though no expense has been spared when creating this family home.

Step inside the impressive entrance hall with Mandarin stone floor tiles. There is a cloaks cupboard for storing shoes and coats. French doors open out to the garden. Various door lead off to the ground floor rooms.

The study can be found to the right of the entrance hall, it is ideal for working from home and has a window to the front aspect.

To the left of the entrance hall is a sitting room with parquet flooring, dual aspect windows overlooking the front garden and a faux fireplace.

Double doors open into a magnificent open-plan kitchen, dining and family room. The kitchen was supplied by Cymru Kitchens and comprises of a range of base and wall units with hardwood doors, a central island and a dresser. There is space for a range style cooker, an integral wine rack and plate rack and a Belfast sink under the window overlooking the rear garden. Either side of the Belfast sink are Granite worksurfaces. Integral appliances include an under counter fridge and freezer and dishwasher. Slate flooring in the kitchen continues into the dining area. The dining area has space for a family sized table in front of French doors opening out to the patio and al-fresco dining area. The family area has solid wood flooring and a superb fireplace with a wood burning stove on a slate hearth. Above the fireplace is a beautiful hand carved mantel.

In addition to the kitchen is a utility room with a range of base units. There is space for a washing machine, tumble dryer and an American fridge freezer. A Belfast sink is perfectly placed under the window overlooking the side garden. Next to the utility room is a cloakroom with w.c and wash hand basin.

There are two bedrooms and a shower room on the ground floor. Both bedrooms are of a good size with one have fitted wardrobes and a view across the rear garden and the other having a view of the front aspect.

The ground floor shower room was refurbished in April 2022 and comprises of a walk-in shower with waterfall and hand-held showers, a w.c and 'floating' wash hand basin.

The staircase with wall panelling leads up to the first floor landing. The landing is extremely spacious and lends itself to being used as an open study area or perhaps a library area. Velux windows allow light to flood in. There are three spacious double bedrooms on the first floor, including the sumptuous principal bedroom suite.

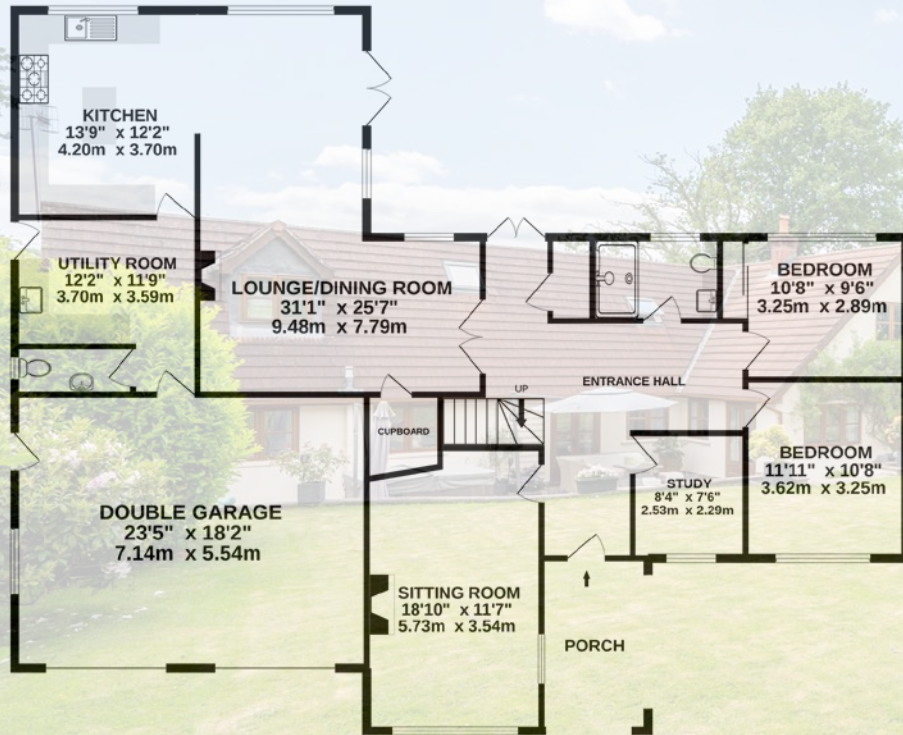
Step through into the principal suite. It comprises of a bedroom with windows to the front and rear aspects and plenty of storage behind the eaves. The dressing area has fitted wardrobes and space for a dressing table. The sumptuous en-suite bathroom has solid wood flooring, a white suite including a bath with shower attachments, a wash and basin with shelf below, a w.c and a double shower cubicle with a new shower fitted in late 2021.

The two further bedrooms are both very spacious and each has either a view of the front or rear aspect. The larger of the rooms has fitted wardrobes.

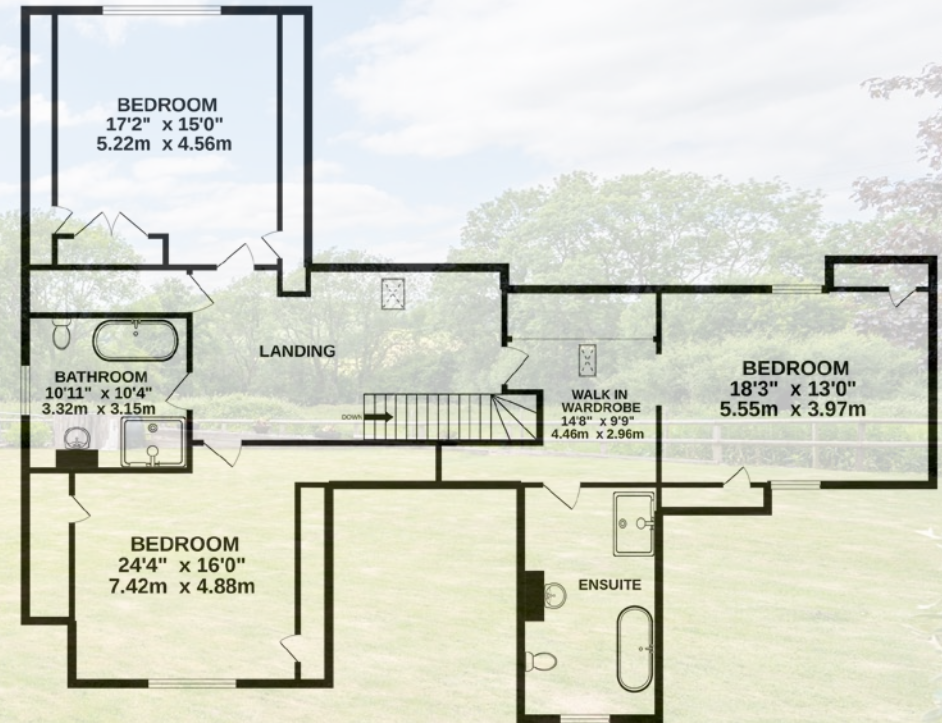


FLOORPLAN

GROUND FLOOR
1993 sq.ft. (185.2 sq.m.) approx.



1ST FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



TOTAL FLOOR AREA : 3561 sq.ft. (330.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Between the two bedrooms is a family bathroom comprising of a bath with shower attachment, separate shower cubicle, w.c and wash hand basin.

OUTSIDE

The property is located towards the front of its plot and has a gravelled parking area with pretty flower borders, large enough to accommodate many vehicles. This leads to a double garage.

Two electric roller doors open to reveal the garage. Inside it houses the oil fired boiler and a hot water cylinder. There are an abundance of electrical sockets as it is currently used as a workshop. A window at the side allows light in and a pedestrian door allows for access at the side.

The rear garden can be accessed at both sides of the property via a patio and entertaining area that wraps around the property. There is space for a hot tub, garden furniture on the patio and plenty of space for al fresco dining. Steps lead up to the lawn. A beautiful flowering shrub grows up the rear of the property. The lawn is surrounded by some fencing and hedges, mature trees include apple and Japanese Maple.

KEY INFORMATION

Services: Mains water and electricity, oil fired central heating and sewage treatment plant.

Agents Note: The hot tub is not included in the sale

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Tenure: Freehold.

Council Tax Band: H

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: SAT NAV will not work to this property. From the centre of Usk head over the bridge on the A472 signposted Pontypool. Continue on this road for approximately 2 1/2 miles passing through Monkswood. Pass the turn for 'BAE Systems Glascoed' and take the next left turn (before The Beaufort Arms) down Glascoed Lane, signposted (Glascoed Village, Llandegveth Reservoir and Golf Course). Continue along this lane for approximately 1 mile. Go past the turning right to Church Lane, keep going turning right at the bend in the road. High Trees is the last property on the right.
what3words: area.laces.defining

Postcode: NP4 0TZ



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Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(54-68)	D	
(39-54)	E	
(21-36)	F	
(1-20)	G	
<small>Not energy efficient - higher running costs</small>		
	6.4	7.8

England & Wales EU Directive 2002/91/EC

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