



OAKLEY HOUSE

TRELLECH | MONMOUTH | MONMOUTHSHIRE



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OAKLEY HOUSE IS AN ATTRACTIVE AND IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A SOUGHT AFTER LOCATION IN THE HEART OF THE VILLAGE OF TRELLECH. RENOVATED BY THE CURRENT OWNERS IN RECENT YEARS, THIS FANTASITC PROPERTY BOASTS A HIGH SPECIFICATION OPEN PLAN KITCHEN/DINING ROOM AND FOUR WELL PROPORTIONED DOUBLE BEDROOMS.

- Immaculately presented four double bedroom home •
- Extremely spacious open plan kitchen/dining room •
- Generously sized sitting room with central wood burner and study space •
- Ground floor bathroom with roll top bath and first floor shower room •
 - Sought after village location •
- Ample off-road parking for multiple vehicles and garage/workshop space •
 - Located in an Area of Outstanding Natural Beauty •
 - Within walking distance of Trellech Primary School •

DISTANCES FROM OAKLEY HOUSE

Monmouth 5.5 miles • Chepstow 10.7 miles • Abergavenny 18.9 miles
Newport 22.5 miles • Bristol 27.9 miles • Cardiff 34.8 miles
London 135.3 miles • Bristol Airport 36.2 miles • Cardiff Airport 49.1 miles
Birmingham Airport 82.6 miles • Chepstow Train Station 10.9 miles
Abergavenny Train Station 17.9 miles • Newport Train Station 23.4
miles Bristol Parkway Train Station 23.4 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

Trellech is regarded for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also nearby. The ever popular Village of Trellech is also home to the award winning 16th century country pub and restaurant 'The Lion Inn', Trellech Primary School, a doctors surgery and The Church of St Nicholas.

Nearby Monmouth is located just 5.5 miles from Oakley House and profits from excellent schools including Haberdashers independent boys and girls school, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a vast variety of primary schools too.

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 activities.

Just 11 miles from the property is Chepstow which benefits from a bustling high street with a mixture of high street chain stores, independent shops and eateries.

THE PROPERTY

Oakley House has been extensively renovated by the current owners in recent years to an exceptional standard to create an executive family home with spacious, flexible accommodation throughout.

Stepping into the property, you immediately get a sense of the workmanship that has been carried out during the renovation of Oakley House. The spacious entrance hallway gives access to a 23' kitchen/dining room and separate sitting room.

There is a well equipped, open plan kitchen/dining room which boasts 'shaker style' fitted units with solid oak worktops. There is a central island unit which is currently set up as a breakfast bar offering a fantastic social space for cooking, dining and entertaining guests. Integrated appliances include fridge/freezer, washing machine, dishwasher, microwave and electric range style cooker. Within the kitchen/dining room there is space for a snug area in addition to the formal sitting room.



The sitting room features a large central stone fireplace with wood burning stove with reclaimed oak beam from the oak tree that originally sat within the garden of Oakley House. There is a useful study space incorporated within the sitting room and double doors give access to the rear garden. The sitting room is finished with solid oak flooring which continues into the hallway and partly the kitchen/dining room also.

Completing the ground floor is a family bathroom with double shower & roll top bath.

Stairs from the hallway lead upstairs, there are four well proportioned, large double bedrooms which are set around a central landing and served by a shower room which has fitted storage units and dual sinks.

OUTSIDE

Oakley House is set within a generously sized plot and has manicured lawns to the front and rear of the property, the driveway is accessed via a five bar wooden gate which leads to the front gardens which has well stocked yew tree borders and leads to a 20' x 13' garage/workshop space. The current owners have installed an electric car charging point on the side of the property too.

The rear garden has a patio area which is relatively private and makes a great space for relaxing and outdoor dining. Steps from the patio area lead up to a well proportioned, level lawned area.

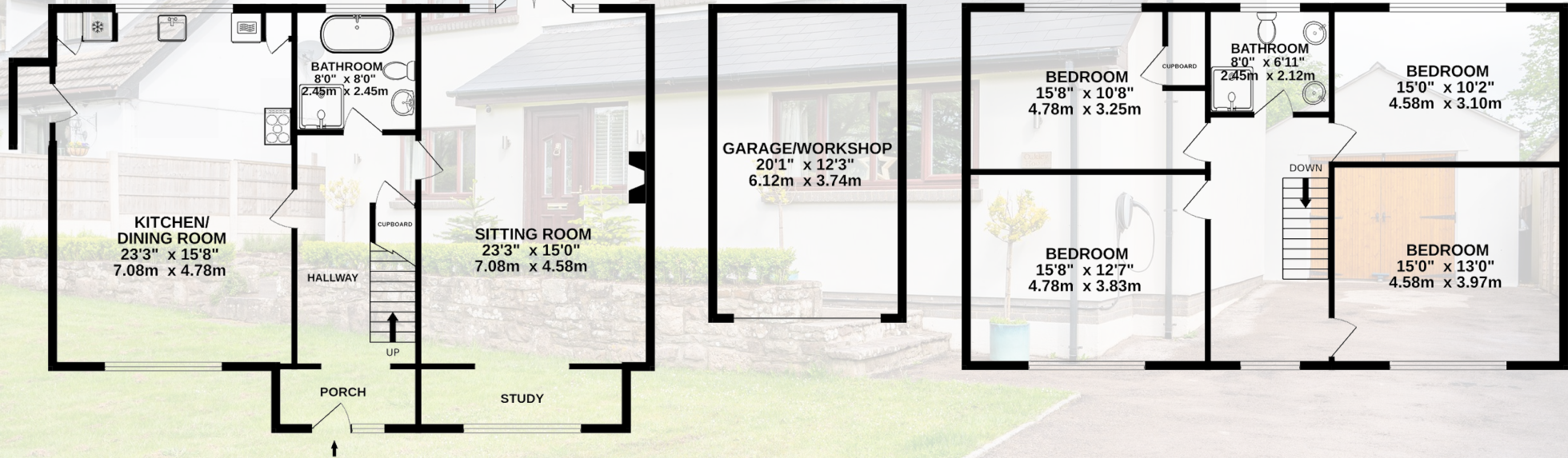
To the rear of the garage/workshop, there is additional space for a small shed/ general outdoor storage



FLOORPLAN

GROUND FLOOR
1246 sq.ft. (115.8 sq.m.) approx.

1ST FLOOR
899 sq.ft. (83.6 sq.m.) approx.



OAKLEY HOUSE, TRELLECK, MONMOUTH, NP25 4UA

TOTAL FLOOR AREA : 2146 sq.ft. (199.3 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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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage (sewage treatment plant).

Tenure: Freehold

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.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Trellech/Penallt. Follow the road as it continues up the hill, and around the 'S' bends. Continue into the village passing the school on your left. Continue round the bend with the church on your right. A stone wall will be on your left and The Lion Inn will be straight ahead. Turn left onto Greenway Lane. Oakley House is the second property on the left.

Postcode: NP25 4UA



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

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