

15 Cornford Close Osbaston, Monmouth



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Town and country properties



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Cornford Close, Osbaston, Monmouth

This outstanding property has been superbly transformed into a contemporary and spacious family home that enjoys spectacular far reaching panoramic views. Large open plan, triple aspect kitchen and dining & living room to upper floor. Detached and set on a large plot in a quiet, select cul-de-sac having easy access to the town centre and the renowned schools. The extensive lawned back garden features sun terraces and its gated driveway provides ample off-road parking and access to the garage.

Asking price of £735,000 Freehold

Modern construction faced in brick with cavity walls and inset uPVC double glazed windows and doors set under concrete profiled tiled roofs. Internal features include panelled doors, low voltage down lighters with dimmers and a combination of engineered oak, hardwood, Mandarin Stone and ceramic tiled flooring. A gas fired central heating system with underfloor heating and contemporary radiators on the Ground Floor. 11 solar panels benefit from FiT rate of 31.59p/kWhs (scheme closed in 2021).

From the driveway the main entrance is via a bespoke hardwood front door with side panel into Open Plan Porch leading into;

RECEPTION HALL:

Staircase with wooden newel posts and glass panels up to first floor with office space set into recess area under with fitted bookshelves along one wall. Doors into the following.

CLOAKROOM:

Window to front. White suite with low level WC and wash hand basin set into vanity unit.

BEDROOM ONE: 3.56m x 3.80m (11'8" x 12'6")

Window to back with views of the rear garden. Door into:

EN-SUITE BATHROOM:

Window to back. A contemporary suite comprising a low-level W.C, vanity unit with inset wash basin and double width shower enclosure with rain shower head and separate handheld attachment. tiled walls and splashbacks. Chrome ladder style radiator.

BEDROOM TWO: 4.10m x 3.70m (13'5" x 12'2")

Dual aspect windows to front and side with far reaching countryside views.

EN-SUITE:

White suite comprising a low-level W.C, vanity unit with inset wash basin and tiled shower enclosure with separate handheld attachment.

BEDROOM THREE: 3.30m x 3.70m (10'10" x 12'2")

Sliding patio door to back accessing sun terrace.

From reception Hall through glazed door into Lobby and door into;

INNER HALLWAY:

External doors to front and back. Door into:

UTILITY/BOOT ROOM: 5.80m x 2.35m (19'0" x 7'9")

Laminate worktop with inset stainless steel double sink. A range of cupboards and drawers set under with space and plumbing for washing machine. Complementary wall mounted cupboards. Airing cupboard housing Worcester/Bosch gas boiler. Door into:

GARAGE: 5.90m x 2.80m (19'4" x 9'2")

Up & over garage doors to front and back providing very practical access to the back garden for maintenance. Power and light.

FIRST FLOOR:**EXTENSIVE OPEN PLAN LIVING ROOM AND KITCHEN: 10.10m x 9.30m (33'2" x 30'6")**

This large and impressive space has windows and glazing on three elevations providing unparalleled, far-reaching views of open countryside and over the town. Stylish Scandinavian eco wood burner.

KITCHEN AREA:

Picture window to front with townscape views. "U-shaped" Brazilian granite worktops with a leathered finish, inset sink and four ring electric hob with contemporary extraction hood over. A range of high gloss cupboards and drawers set under with integrated dishwasher. Complementary tall units with built-in eye level Bosch oven and fridge freezer.

OUTSIDE:

From the road are electric gates onto the tarmac driveway providing parking for multiple vehicles and accessing the garage. There is an inset lawned area with mature plants and shrubs and an established Yew hedge.

MAIN GARDEN:

This large garden is open plan and chiefly laid to lawn. A raised sun and barbeque terrace features a pergola. At the top of the garden is another terrace and elevated sitting area taking full advantage of these fantastic views. There is an impressive mature Oak tree together with other interspaced trees and shrubs to some borders.

AGENTS NOTE:

Planning has been approved for an access door from the living area to the garden lead via a raised bridge structure.

SERVICES:

Mains gas, electricity, water and drainage. Council Tax Band tbc. EPC Rating B.

DIRECTIONS:

From our office go along Priory Street and turn left, after a short distance fork left. After passing Osbaston Primary School take the first right and immediately right up Cornford Close and No 15 is the penultimate house on your left at the top of the cul de sac.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





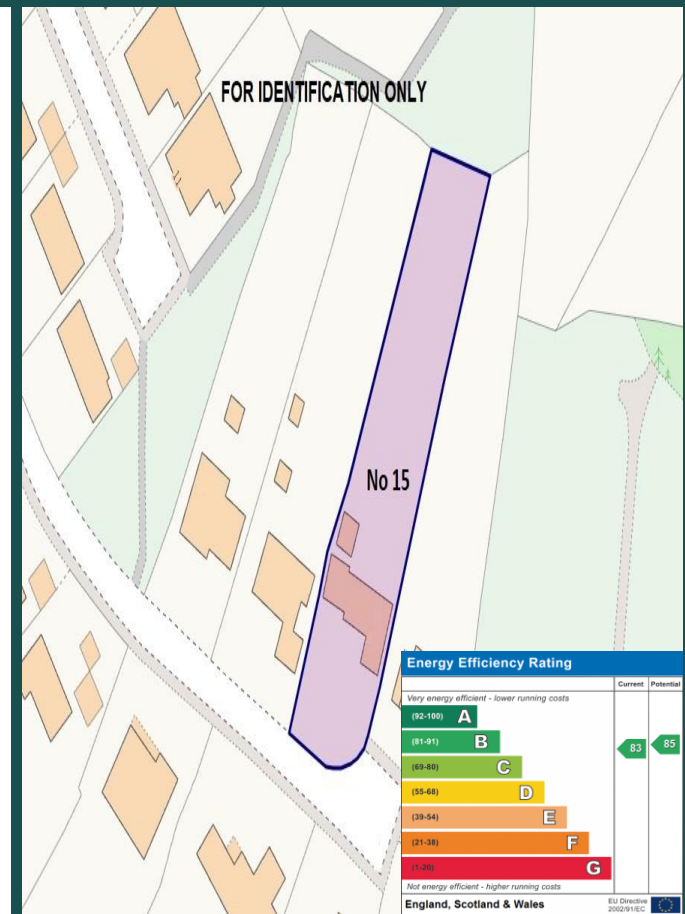




Ground Floor



First Floor



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