

Hill View Mitchel Troy, Monmouth



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This newly built, contemporary-designed executive family home features five spacious double bedrooms and offers expansive accommodation across two floors, filled with excellent levels of natural light with countryside views to the front aspect. Conveniently situated near the market town of Monmouth with its extensive amenities whilst also providing easy access to major road networks and transport links. Situated on a generous 0.7-acre plot with versatile rear grounds providing ample opportunity for enhancement and development. Off road parking for multiple vehicles and integral garage.

Asking price of £775,000 Freehold

The property is timber frame constructed with a colour rendered and part cladded exterior with inset triple glazed aluminium windows and doors set under pitched tiled roofs. Internal features include low voltage downlighters, moulded skirting boards and architraves, vertically boarded oak doors and a combination of laminate and carpet flooring. An air source heat pump supplies domestic hot water and underfloor heating to the ground floor.

The main entrance to the property is through a modern composite door with viewing panel into:

ENTRANCE HALLWAY:

Doors into the following: Doors and opening into the following:

LIVING ROOM: 3.54m x 3.76m (11'7" x 12'4")

Dual aspect picture windows to front and side:

STUDY: 2.77m x 3.89m (9'1" x 12'9")

Picture window to front with countryside views.

OPEN PLAN KITCHEN/DINING ROOM: 7.86m (max) x 6.17m (25'9" x 20'3")

An impressively proportioned "L-shaped" principal reception room with tri-fold doors out to sun terrace. Feature tall window to side and dual aspect windows with garden views. A beautifully fitted contemporary style kitchen with "U-shaped" quartz works tops with uprights. Inset stainless steel sink and five ring induction hob and concealed extraction fan over. A range of grey shaker style cupboards and drawers set with integrated dishwasher. Complimentary tall units housing fridge/freezer and CDA oven, grill and microwave. Turning staircase with wooden balustrading and square newel posts up to first floor galleried landing. Recess set under, housing wine fridge.

INNER HALLWAY: 1.33m x 2.07m (4'4" x 6'9")

Doors into:

UTILITY ROOM:

Window to front. "L-shaped" laminate worktop with inset stainless-steel sink and side drainer. Space and plumbing set under for washing machine/tumble dryer. Cupboard housing underfloor heating ports.

CLOAK ROOM:

Window to back. Large spacious with white suite comprising a low-level WC and pedestal wash basin splashback with ample space for future shower or fitted hanging space.

INTEGRAL GARAGE: 3.91m x 5.92m (12'10" x 19'5")

A concrete base with remote operating electric roller door to front. Power and light.

From kitchen up stairs to:**FIRST FLOOR LANDING:**

A spacious galleried landing with feature tall window to side and glass balustrading. Doors into the following:

BEDROOM FIVE: 3.05m x 3.74m (10'0" x 12'3")

A vaulted ceiling with picture window to back. Door into:

JACK AND JILL EN-SUITE SHOWER ROOM:

A contemporary suite comprising a low-level WC, vanity unit with floating wash basin and fully tiled double width shower enclosure with mixer valve, rain shower head and separate handheld attachment. Chrome ladder style radiator. Extraction fan at high level. Door into:

BEDROOM FOUR: 3.74m x 3.08m (12'3" x 10'1")

A vaulted ceiling with picture window to back.

BEDROOM THREE: 3.90m x 3.06m (12'10" x 10'0")

A vaulted ceiling with picture window to side enjoying countryside views. Door into:

JACK AND JILL EN-SUITE SHOWER ROOM:

A contemporary suite comprising a low-level WC, vanity unit with floating wash basin and fully tiled double width shower enclosure with mixer valve, rain shower head and separate handheld attachment. Chrome ladder style radiator. Extraction fan at high level. Door into:

BEDROOM TWO: 3.89m x 3.06m (12'9" x 10'0")

A vaulted ceiling with picture window to side with countryside views.

PRINCIPAL BEDROOM: 3.83m average opening up to 6.18m x 5.95m (12'7" average opening up to 20'3" x 19")

An incredibly spacious principal bedroom with dormer window to front and feature picture window to back with garden views. Recess for dressing area and bespoke fitted wardrobes. Door into:

EN-SUITE BATHROOM:

Frosted window to side. Suite comprising a Victorian style low-level WC, vanity unit with inset ceramic wash basin, oval free-standing bath with central mixer taps and fully tiled shower enclosure with mixer valve, rain shower head and separate handheld attachment. Chrome ladder style radiator.

OUTSIDE:

The property is accessed via a spacious paved driveway with ample parking for multiple vehicles. To the rear, a large Indian flagstone sun terrace that connects to the kitchen and dining area while overlooking the garden. The lower section of the garden offers the potential to be fenced off as a paddock, providing an opportunity to create a separate outdoor space.

SERVICES:

Mains electric and water. Private drainage and heating supplied via an air source heat pump. Council Tax Band TBC. EPC Rating TBC.

ADDITIONAL NOTES:

The property comes with a 10-year warranty.

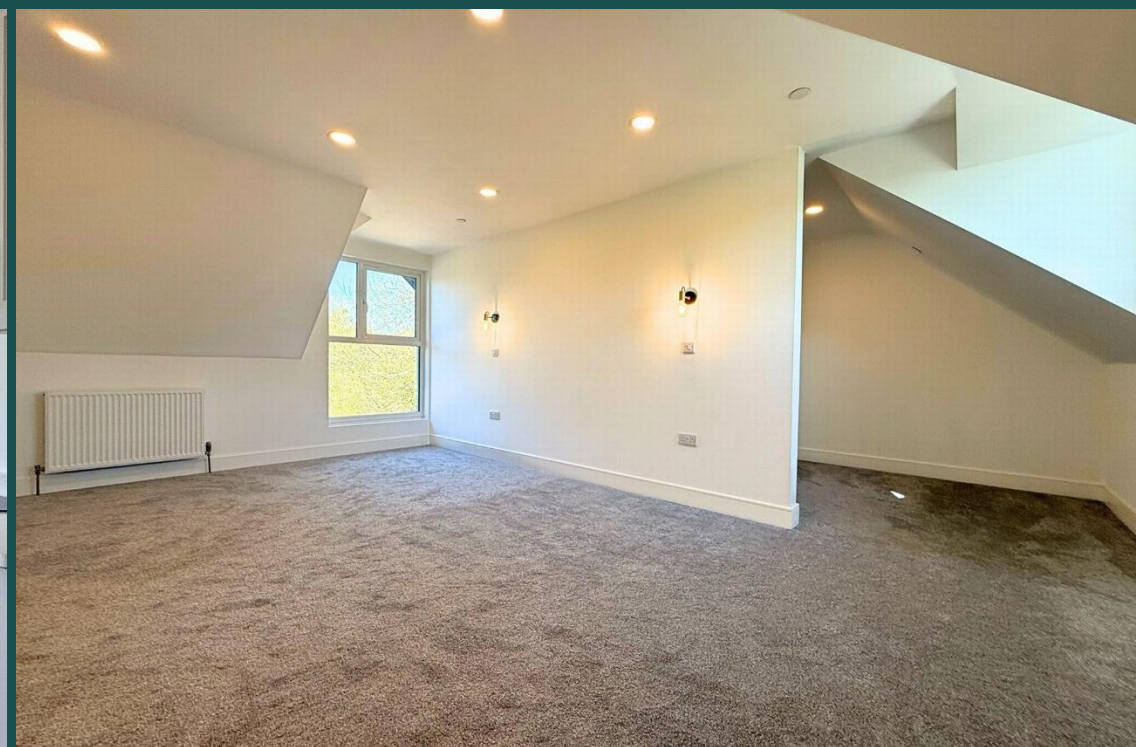
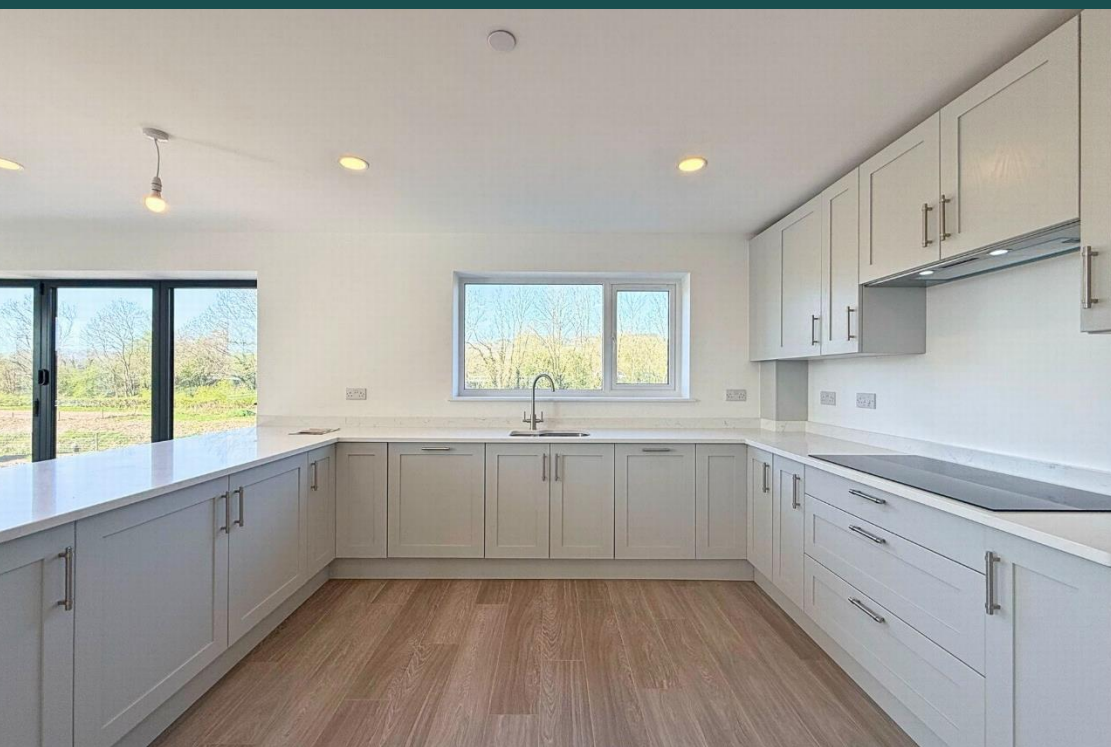
DIRECTIONS:

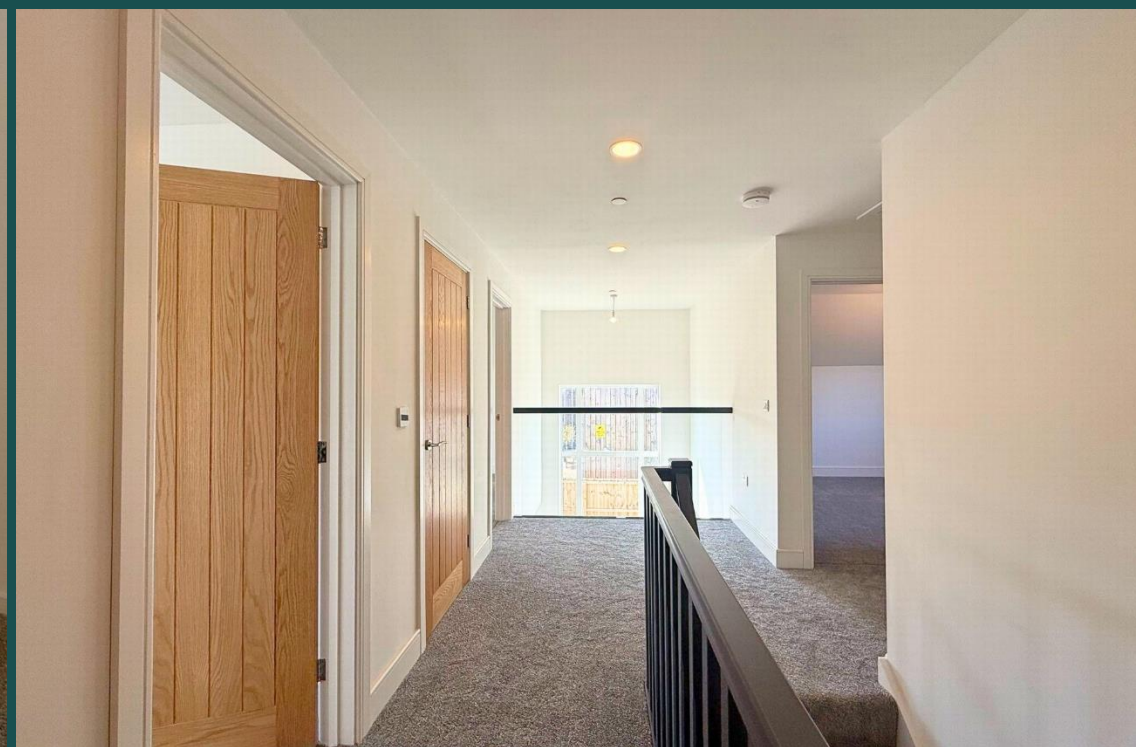
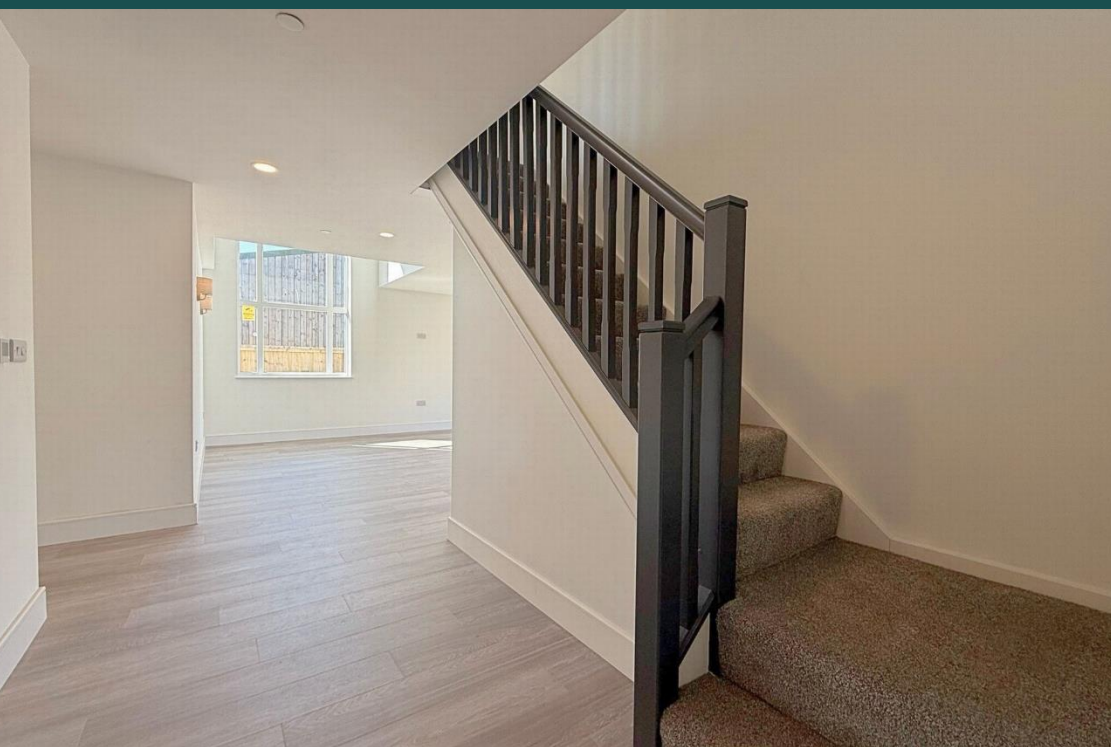
From Monmouth take the old Dingestow Road towards Abergavenny. Pass through Mitchel Troy and keep left at the fork at the A40 junction where Hill View can be found after a short distance on the right.

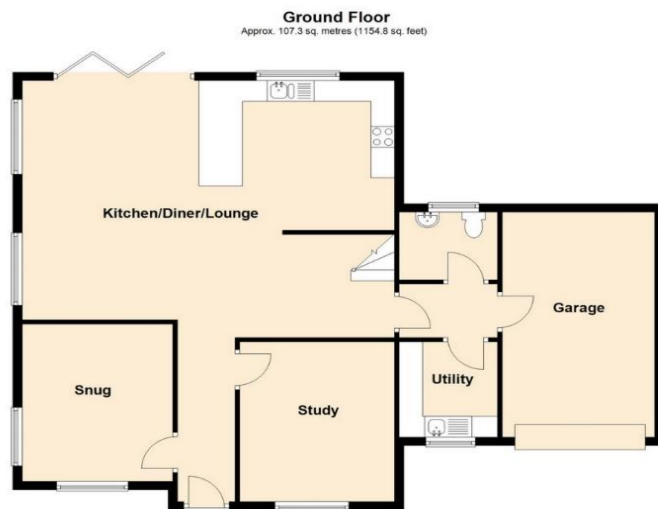
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- 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.

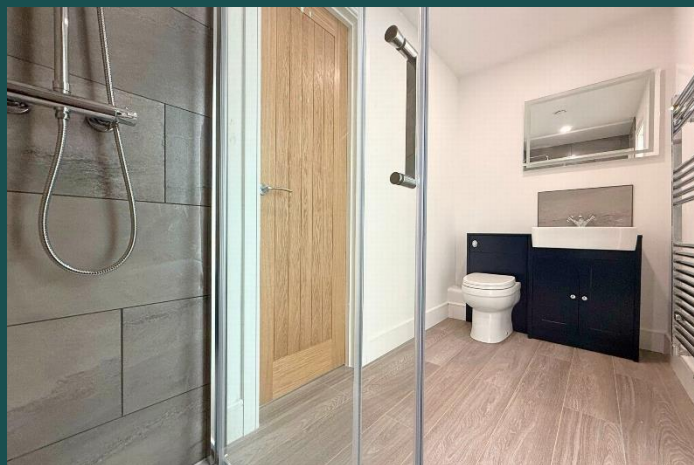
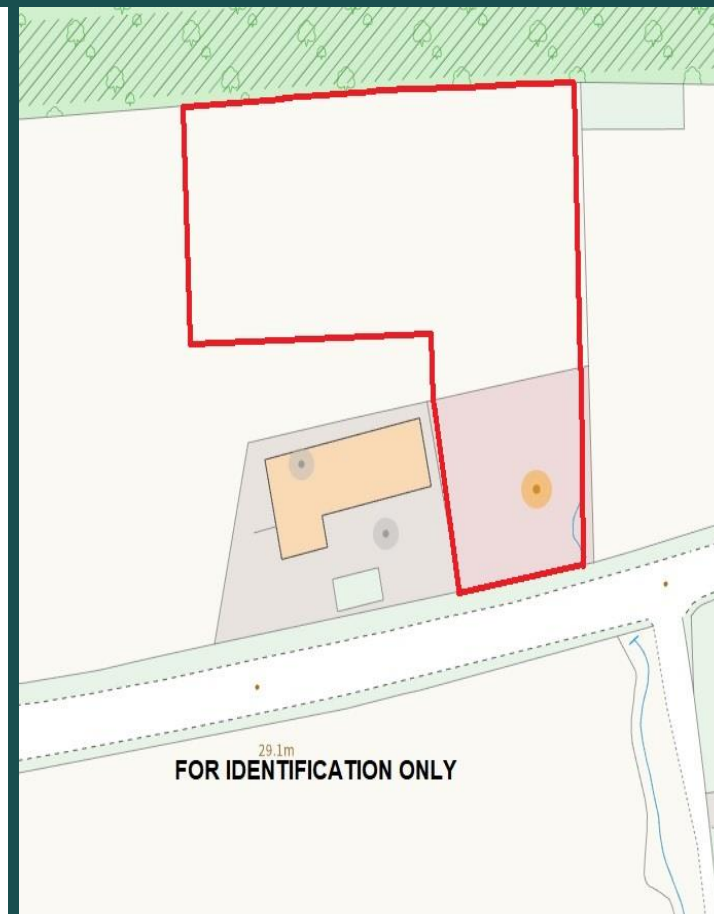








Total area: approx. 213.0 sq. metres (2293.1 sq. feet)



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