

Cherry Tree House

Oakfield Road, Monmouth



ROScoe ROGERS KNIGHT
Town and country properties



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This is an outstanding example of a uniquely designed passive house built 5 years ago, to the highest of standards. Detached and set in a small group of select properties off a quiet lane linked to the popular Hereford Road, the house flows beautifully through its spacious bright and airy layout with 3 double bedrooms. Beautifully landscaped garden and grounds, a private driveway, turning area and a useful outbuilding.

Built by renowned passive house builder, Mike Whitfield. The exterior of the house has a combination of self-coloured render and wooden cladding with inset, high performance Slavona, triple glazed windows and doors all set under a pitched slate and high-performance flat roofs with aluminium downpipes and gutters.

Internal features include ceramic tiled flooring throughout the ground floor and beech flooring on the first floor. Internal doors are white flush finished as well as cupboards having push opening latches. High quality birch plywood skirting boards, windows sills and staircase with contemporary styled balustrading. Electronically controlled lighting with low voltage downlighters as well as low-level mood lighting throughout. Air source heat pump serves a large domestic hot storage tank and contemporary styled radiators with thermostatic valves throughout. An MVHR, mechanical, ventilation heat recovery system ensures an even temperature and air quality throughout the property.

From the gravelled driveway, the front entrance is over porcelain paving and under an open porch to the high performance, electrically operated security front door with glazed side panel into;

OPEN PLAN GALLERIED ENTRANCE HALLWAY:

Recessed cloak area with low-level shelf and hooks at high level along one wall. Pair of doors into cloak cupboard with low-level shelf and hanging rails at high level. Door into useful understairs cupboard and door into;



CLOAK ROOM:

Window to end with frosted glass. White contemporary fitted suite with thick laminated shelf along one wall with rectangular vanity bowl set above with mixer tap and sliding storage drawer set under. Matching display shelves set to one side and illuminated mirror over. Low level WC with recessed flush box. The Entrance Hallway opens into;



"L" SHAPED OPEN PLAN KITCHEN/DINING/ LIVING AREA: DINING/ LIVING AREA: 5.34m x 6.44m (17'6" x 21'2")

Tall window to side and window and sliding patio doors out to south facing paved sun terrace and garden.



KITCHEN AREA: 3.39m x 5.55m (11'1" x 18'3")

Sliding patio doors lead out to terrace with picture window to side. "Leicht" German luxury fitted kitchen with polished quartz tops with upstands with inset sink with mixer and boiling water tap. Set under are shelved cupboards with matt doors. Matching central island unit with matching top with inset induction hob with built in extraction system. Cupboards and drawers set under and a breakfast bar area at one end. A range of tall units with two built in ovens, one of which is a steam oven, built in tall fridge and separate tall freezer. A tall glass shelved display cupboard has an up and over perspex door. Door into;

**UTILITY ROOM:**

External glazed door. Fitted units with work top with inset single drainer sink with mixer tap. High glossed cupboards set under and matching wall units. Space and plumbing for washing machine and space for freezer. Adjacent bank of tall cupboards with two pairs of doors housing MVHR system unit.



Off the Living Area door into;

SNUG/STUDY: 2.97m x 3.04m (9'9" x 9'12")

Window to front and contemporary high quality birch plywood television surround. Adjacent shelved cupboard with meters and consumer unit.

From Galleried Entrance up stairs with half landing to;

SPACIOUS GALLERIED LANDING:

Two windows to front and vaulted ceiling with exposed ridge beam. Pair of doors into:



PLANT ROOM:

With domestic hot water tank and heating controls. Pair of doors into:

AIRING CUPBOARD:

With four rows of slatted shelving.

Doors into the following;

BEDROOM 3: 2.76m x 3.52m (9'1" x 11'7")

Window to front. Doors in two fitted wardrobes with shelves and hanging rails at high and low level.



FAMILY BATHROOM:

Window to side with frosted glass. White contemporary suite with double shower with pivot door, mixer valve with rain shower and adjustable head. Stand-alone bath and low-level WC with recessed flush box. Rectangular vanity unit with mixer tap and illuminated mirror over. Ceramic tiling to full height on two walls and floor.



MAIN BEDROOM: 4.89m x 3.97m (16'1" x 13'0")

Window and sliding patio doors out to balcony with glass balustrading with lovely views across the garden. Vaulted ceiling with exposed ridge beam. Pair of doors into wardrobe with shelf and hanging rail at high level and a second pair of doors into a shelf cupboard. Along one wall are two pairs of sliding doors into spacious fitted wardrobes with hanging rails at high and low level and shelves at high level. The bed is set centrally in front of a bespoke fully shelved low-level wall with matching dressing tables on each side.



EN-SUITE:

Window at high level side with frosted glass. White contemporary suite with fully tiled, open double shower with glazed panel, mixer valve with rain shower and adjustable head. Low-level WC with recessed flush box. Shelved recess. Deep laminated top with rectangular vanity bowl set over with mixer tap and illuminated mirror over. Ceramic floor.



BEDROOM 2: 3.61m x 3.53m (11'10" x 11'7")

South facing window with views across the garden. Fitted wardrobes along one wall with shelves and hanging rails at high and low level. Door into walk-in storage cupboard.



OUTSIDE:

The gravelled driveway is set off Oakfield Road through remotely controlled gates leading to a parking and turning area for several cars. Adjacent is a useful semi-detached single storey garden store.

GROUND & GARDENS:

These have been beautifully designed and professionally landscaped by the renowned Peter Dowle with well stocked planted borders and feature extensive porcelain paving on the extensive south facing sun terrace and water "rill". There is matching paving around the house. Smart lighting to rill, trees and terrace.

SERVICES:

Mains drainage, electric and water. Air source heat pump for domestic hot water and central heating. Council tax band G. EPC Rating B.

Asking price of £895,000

DIRECTIONS:

From Priory Street turn left at the traffic lights up Hereford Road. Pass under the foot bridge and the turnings on the left for The Vineyard, Vine Acre and Highfield Road and near the brow take the next turning left along Oakfield Road. Take the second driveway on your left signposted Cherry Tree House. What3Words-///regress.noise.results



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

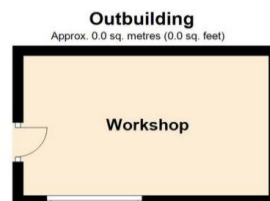
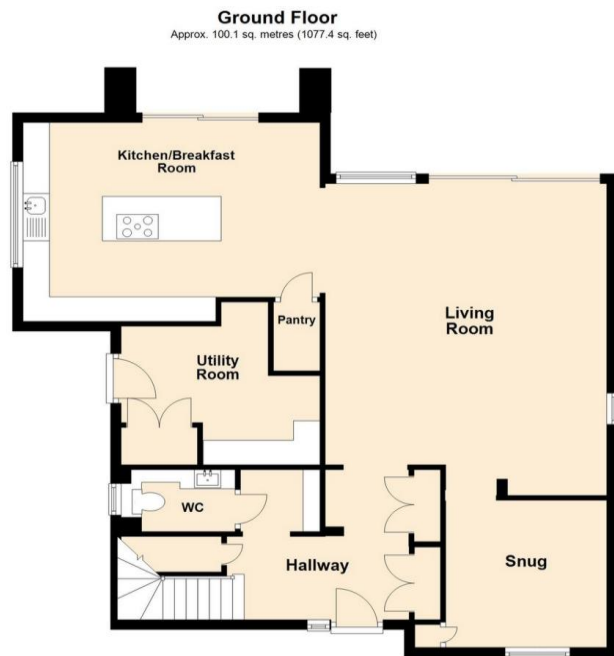
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation 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.

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Total area: approx. 187.2 sq. metres (2015.5 sq. feet)

