



ROSCOE ROGERS KNIGHT
Town and country properties

19 Toynbee Close
Osbaston, Monmouth





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Enjoying a sunny, prime position within easy reach of the town and its renowned schools, this deceptively spacious four double bedroom detached family home enjoys far-reaching views across the rolling Monmouthshire countryside. Designed with an inverted layout, the extensive living areas have been thoughtfully arranged to take full advantage of the elevated setting. The property also features private off-road parking, an attached garage and an enclosed lawned garden.

Asking price of £515,000 Freehold

The property is traditionally constructed in brick with inset mainly double-glazed windows and doors set under a concrete profiled roof. Internal features include a feature stone fireplace, ceiling roses and moulded architraves, two solid wood arched windows, panelled and part glazed doors and a combination of ceramic tiled and carpeted flooring. A gas fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is through a wooden panelled door with glazed side panel into:

ENTRANCE HALLWAY:

Staircase with ranch style wooden balustrading down to lower ground floor. Decorative arched recess with shelf. Doors into the following:

LIVING ROOM: 6.06m x 4.29m (19'11" x 14'1")

A generously sized principal reception room with bowed window to front and sliding patio door to back accessing the extensive sun terrace. Feature stone fireplace housing decorative wood burning stove with matching surround and mantel. Wide arched opening into:

DINING ROOM: 2.86m x 3.98m (9'5" x 13'1")

Window to back with garden and countryside views. Door into entrance hallway and door into:

KITCHEN/BREAKFAST ROOM: 4.81m x 4.32m (15'9" x 14'2")

Window to side and sliding patio doors to back out to the sun terrace enjoying panoramic views of surrounding Monmouthshire countryside. Laminate worktops along two walls with matching breakfast bar, inset double stainless-steel sink and four ring electric hob with circulating fan over. An extensive range of wooden panelled cupboards and drawers set under with space and plumbing for dishwasher. Complementary wall cabinets with glazed front display shelving. Tall unit housing oven/grill. Space for fridge/freezer. Roof access hatch. Door into:

INNER LOBBY: 1.93m x 2.28m (6'4" x 7'6")

Wall mounted gas boiler. Opening back into entrance hallway and doors into:

CLOAKROOM:

Frosted window to side. A white suite comprising a low-level WC and vanity unit with inset wash basin. Tiling to all walls.

UTILITY ROOM: 5.88m x 1.77m (19'3" x 5'10")

Externals doors accessing garage, parking area and rear garden. Laminated worktop along one wall with tiled splashback surround and inset stainless-steel sink and side drainer. Cabinets set under with space and plumbing for washing machine/tumble dryer. Consumer unit at high level. Space for American style fridge/freezer. Door into:

GARAGE: 4.72m x 5.72m (15'6" x 18'9")

Matching construction with a concrete base and electric up and over garage doors to the front set under a concrete profiled roof. Power and light.

LOWER GROUND FLOOR LANDING:

Integrated wardrobe with hanging rail, shelving and storage. Doors into the following:

FAMILY BATHROOM:

Frosted window to side. Suite comprising a low-level WC, bidet, pedestal wash basin and bath with shower attachment and mixer valve over. Ladder style radiator. Extraction fan at high level.

BEDROOM ONE: 4.75m x 3.73m (15'7" x 12'3")

An incredibly bright principal bedroom suite. Fitted wardrobes along two walls with hanging rails, shelving and ample storage. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to side. A white suite comprising a low-level WC, vanity unit with inset wash basin and fully tiled corner shower enclosure with mixer valve and head on adjustable chrome rail. Tiling to all walls. Sliding door into:

GARDEN ROOM: 8.18m x 2.09m (26'10" x 6'10")

Two feature solid wood arched windows to back with attractive garden and countryside views. External stable door to side out to paved seating area. Internal window into bedroom three.

BEDROOM THREE: 2.86m x 4.01m (9'5" x 13'2")

Internal window into garden room.

BEDROOM TWO: 3.61m into wardrobe x 3.22m (11'10" x 10'7")

Vanity unit with inset wash basin, tiled splashback and drawers set under. Fitted wardrobe along one wall with hanging rails, shelving and ample storage.

BEDROOM FOUR: 3.30m x 2.71m (10'10" x 8'11")

Window to side elevation.

OUTSIDE:

At the front of the property, a private tarmac driveway offers space for multiple vehicles and provides access to the attached garage. The rear garden is reached via the utility room, leading down to a storeroom and paved sun terrace that adjoins the garden room and opens onto a private seating area. Steps then descend to a large, gently sloping lawn interspersed with a variety of fruit trees and complemented by well-stocked herbaceous borders. The boundaries are defined by a combination of metal fencing and mature hedgerows.

SERVICES:

Mains gas, electric, water and drainage. Council Tax Band G. EPC Rating D.

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 then take the second right onto Toynbee Close where number 19 can be found on the right-hand side.

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.

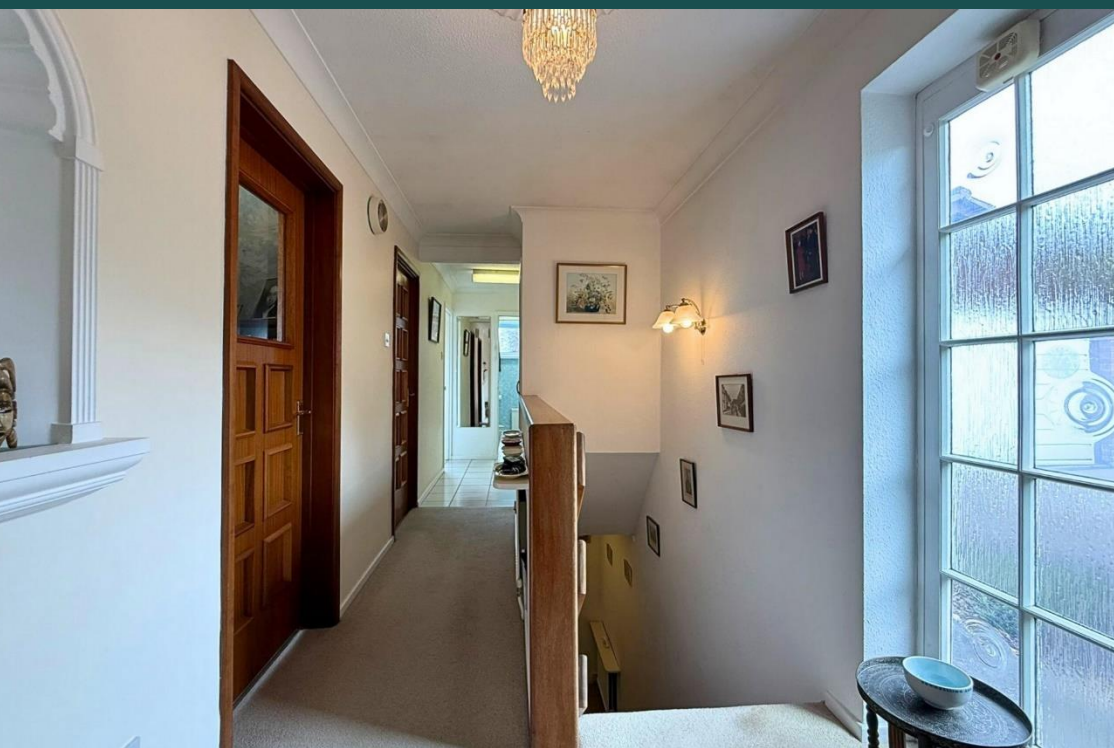


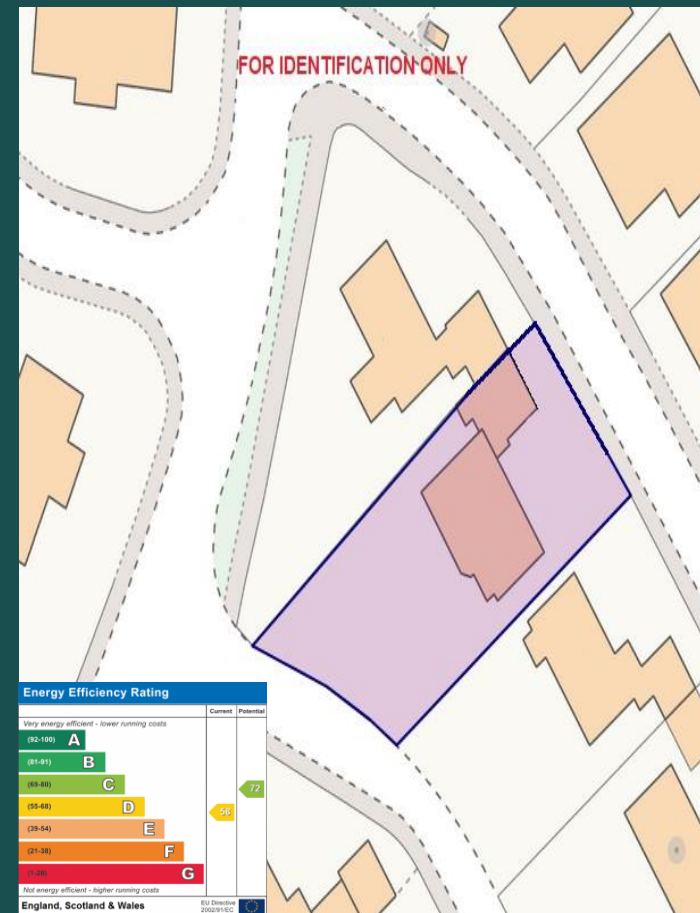


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