



Redlands  
67 Monmouth Road | Abergavenny | Monmouthshire | NP7 5HR

FINE & COUNTRY



# KEY FEATURES

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- Immaculately appointed, spacious contemporary home
- Located on the fringe of town within walking distance of the railway station
- Beautiful views from the rear elevation towards the Blorenge Mountain
- A truly breath taking home with much light and high quality fittings
- Double garage with an electric “up and over” door



# SELLER INSIGHT

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“ The thing that attracted us both to Redlands when we bought it, is still to us, its greatest asset, and that is the location. It is a superb house, on a lovely plot, with the most amazing views from the rear of the house. It is hard to find a house within the town area that has the breadth of openness this achieves. It was this perception that motivated us to remodel the home, quite substantially, to what we now have. We are very much in Town, but you feel surrounded by countryside and hills, with uninterrupted views, as far as you can see.

As a family, we can walk easily into town, use the train, and we are 2 minutes away from the dual carriageway for transport links to Cardiff, Bristol and beyond.

We decided to extend the property considerably, and to remodel in a “New England” style, but with a very modern feel. By undertaking a complete renovation, we were capable of bringing the property up to a very high specification, which is reflected in the low energy use, high insulation performance, and low maintenance features.

Redlands is a unique home for us, and very much suited to our lifestyle, and we hope that whoever moves in, will have as much happiness as we have.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# OVERVIEW

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Redlands is an impressive, modern home, remodeled by the present owners, from the original individually designed 1980s property, and extended to create a spacious home with ample room for guests or multi generational families. This unique property, sitting on a generous plot, offers light and spacious rooms with the rear aspect overlooking mature gardens, and stunning views towards the Brecon Mountain, and beyond to the Brecon Beacons. Conveniently located within a mile of the town centre and major transport links, this stylish home is perfect for modern living. The house is complemented by a double garage with an electric “up and over” door.

The exterior, with an attractive half pitch verandah spanning the width of the house, is reminiscent of a ‘New England’ style home.. Enter through the front door into a welcoming entrance hall with oak doors to the sitting room, dining area and Orangery. A downstairs cloakroom is conveniently located off the entrance hall. The staircase rises from to the first floor landing, a picture window at half landing level not only allows the light to flood through, but captures the surrounding hills and countryside in its view.



# GROUND FLOOR

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To the left is a double door into the sitting room with a feature fireplace housing a wood burning stove and windows to 3 aspects, including bay window to rear. To the right is the door to the open plan kitchen/dining area. The dining area has ample space for a table and chairs and glazed french doors which open onto the decked terrace. The modern, sleek handleless kitchen cupboards are both a triumph of design and practicality with ample storage space. A central island incorporating recessed Bora induction hob, a breakfast bar and storage below to complement the kitchen cupboards. Modern integral appliances by NEFF, include two multi-function ovens with steam facility, two warming drawers with slow cooker facility, combination dual oven microwave, and integrated wine cooler. There is a large Samsung French Door fridge freezer incorporated.

Off the kitchen is a useful boot room, with sink, washing machine and tumble dryer, integrated storage and heating system. From here there is access to the double garage.

The dining area flows, via recessed glass pocket door, to the Orangery with glazed sides, full width bifolding doors and a glass atrium roof. An ideal place to sit and enjoy the spectacular views.











# FIRST FLOOR

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To the first floor there are 5 generous bedrooms all finished to a high standard with oak floors and doors, modern radiators, and low energy lighting. Two of the bedrooms are located to the front elevation, one is presently used as a study. Two large double bedrooms are located to the rear enjoying the views. The tastefully appointed family bathroom has a modern free standing bath, double sinks, and walk-in shower. To the far end of the landing, above the garage, is the principal bedroom suite with built in dressing area and en-suite with both free standing bath and walk-in spa shower, and underfloor heating.

The exacting quality and attention to detail is evident throughout the house and includes oak flooring on both the ground and first floors, contemporary sanitary ware in all the bathrooms, double glazed aluminium windows, powder coated at factory, and modern radiators which aesthetically blend in with the design and decor and the overall high specification of this unique home. All interior and exterior lighting is low energy, and the house has an impressive insulation performance.









# OUTSIDE

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The front of the house is entered via powered aluminium security gates with video access control. The verandas, walkways, dwarf walls and driveway, all complementing the 'New England' style exterior design. A tarmacadam driveway provides parking for several vehicles and is bordered by a mature garden with planted borders, acer trees, and beech hedges. A painted timber picket fence with photina hedge, completes the front boundary. Access is from each side of the house, via gates, to the rear garden.

The rear garden is a joy, as both a place of leisure and for those with an eye on an impressive garden. Immediately adjoining the rear of the house is a raised decked terrace with part glass and part composite/steel balustrade, providing ample places in which to sit and enjoy the views or enjoy dining outdoors, sharing a coffee or bottle of wine with friends. Both sides of the house have large patio areas, in Porcelain, and Indian Sandstone. Steps lead down to the gently sloping lawns bordered by mature plants and flowers, the lower part of the garden, with its mature hedges, providing a haven for wildlife. The garden has beautiful perennial borders in front of the decking area, with mature acer trees, magnolias, rhododendrons, and azaleas bordering the lawns. There is a small greenhouse, polytunnel, and garden shed.







## LOCAL AREA

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Abergavenny offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, theatre, cinema and local general hospital. The town has a leisure centre with indoor swimming pool and Abergavenny and the surrounding area is now well known for its many high quality restaurants and the annual Food Festival. Abergavenny has good road links for commuting via the A40/A449 to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford. Abergavenny also has a mainline railway station (within 5 minutes walk of the house) and a bus station.

**Directions:** From the Hardwick roundabout take the old Monmouth Road into Abergavenny. Continue on Monmouth Road passing the the railway station on the right, the driveway is located a short distance along on the left hand side, more or less opposite the turning for Belmont Road.





# INFORMATION

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**Asking Price:** £1,250,000

**Services:** The house is served by a mains gas central heating system with high performance condensing boiler with a combination of radiators and underfloor heating. Mains electricity, upgraded for electric vehicle charging. Private waste treatment system by Harlequin Hydroclear was installed (2021).

**Broadband:** Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via: [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

**Mobile:** EE, Three, O2 and Vodafone (indoors and outdoors). Please make your own enquiries via: [https:// checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**EPC Rating:** C

**Tenure:** Freehold

**Local Authority:** Monmouthshire County Council

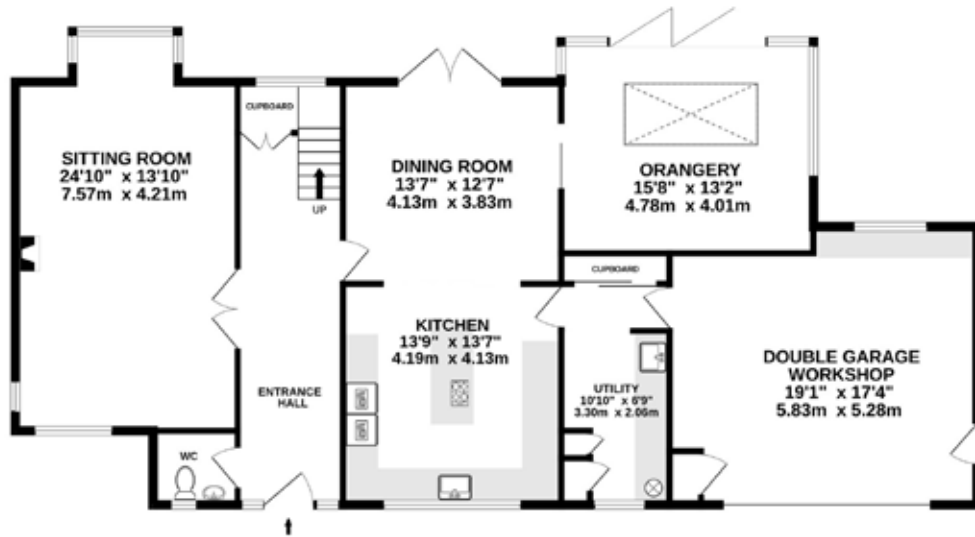
**Council Tax Band:** G

**Agent's Notes:** An appendix to the sales brochure is available from the Agent providing full information of the specification and build detail.

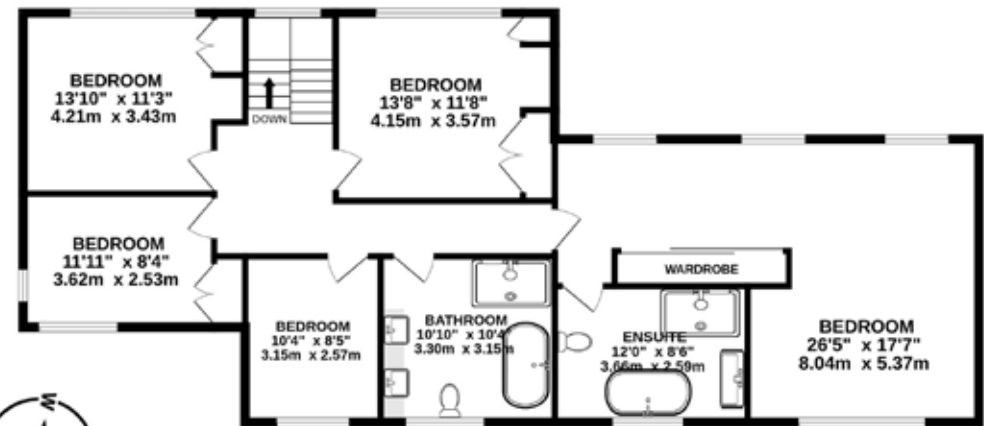
**Covenants:** Fine & Country are not aware of any onerous covenants contained within title CYM714652.

**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

**GROUND FLOOR**  
1500 sq.ft. (139.3 sq.m.) approx.



**1ST FLOOR**  
1226 sq.ft. (113.9 sq.m.) approx.



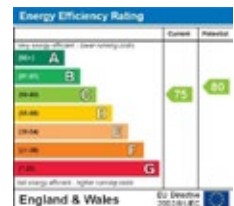
67 MONMOUTH ROAD, ABERGAVENNY, NP7 5HR

TOTAL FLOOR AREA : 2726 sq.ft. (253.2 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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Scan to view video of the house



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.1.2023

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# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

PARTNER MNAEA MARLA

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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