



GRANT FRASER  
TOWN & COUNTRY

18 St. James Square, Monmouth, Monmouthshire, NP25 3DN  
**Guide price £700,000**



## 18 St. James Square, Monmouth, Monmouthshire, NP25 3DN

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Nestled in the heart of the historic St. James Square in Monmouth, Monmouthshire, this detached house exudes elegance and charm. Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms across 1,894 sq ft, this property has been completely renovated to offer a luxurious living experience.

St. James Square stands as a testament to the grandeur of the Georgian era, offering a prestigious address that is highly sought after. The square itself provides a tranquil sanctuary away from the hustle and bustle of daily life, yet remains conveniently close to the town centre, ensuring that all amenities are within easy reach.

The highlight of this property is the brand new kitchen, equipped with top-of-the-line integrated appliances, perfect for whipping up culinary delights. Whether you're entertaining guests in the spacious reception rooms or unwinding in one of the well-appointed bedrooms, this house offers a perfect blend of historic charm and modern convenience.

Don't miss the opportunity to own a piece of history in one of Monmouth's most exclusive locations. Embrace the sophistication and grace of St. James Square living - your dream home awaits!

## Description

Comprising entrance hallway, living room, dining/living room, kitchen, ground floor shower room, four bedrooms, four piece bathroom and study. The entrance hallway has a handy store cupboard, a feature galleried staircase, a cloakroom with shower off to the left and the kitchen straight ahead. The kitchen has a central island unit with breakfast bar, two built in double ovens, built in fridge/freezer and dishwasher. A doors leads out to the garden and the dining room. The dining room has a feature fireplace and living area to one end. Doors lead out to a front porch and an opening leads into the rear living room, which has space for two seating areas with a log burner to one end and enjoys views and access to the rear garden. On the first floor there are three double bedrooms and one single bedroom, bedroom one being of notable size at circa. 22' x 12'. There is a four piece main bathroom with double shower plus a handy first floor utility room.

Outside the landscaped garden provides multiple seating areas for enjoying the days sunshine.

We are informed the following works have been completed over the last couple of years by the present owners; The property has been completely renovated. Internal stone walls stripped back and rendered. Full Damp proof course and tanking (where required). Complete rewire. All plumbing replaced, including new boiler and radiators. Complete re-plaster with all ceilings boarded and plastered. New loft insulation. Large areas of the exterior of the property re-rendered. New kitchen with all new integrated appliances. New bathroom and shower room. New feature stairwell. Installation of log burner. Ground floor kitchen ceiling raised. Multi-zoned landscaped garden

Services: We understand mains water, electricity, gas and sewage are connected to the property.

Agents note: Viewings on this particular property shall be conducted by the present owners, who have an in depth knowledge and passion for the property.

## Situation

Monmouth is a quintessential market town steeped in history and surrounded by natural beauty. Situated at the confluence of the Rivers Wye and Monnow, Monmouth is renowned for its stunning landscapes, rich heritage, and vibrant community. The town boasts an array of amenities, including independent shops, cafes, restaurants, and excellent schools, making it a sought-after destination for families and professionals alike.

Historic Charm Meets Contemporary Comfort

Monmouth is a haven for history enthusiasts, with landmarks such as the iconic Monnow Bridge, the only remaining medieval fortified bridge in Britain, and the grand Shire Hall. The town also offers a lively cultural scene, with regular markets, festivals, and events that bring the community together throughout the year.

St James Square: A Georgian Delight

St James Square is one of Monmouth's most prestigious addresses, known for its stunning Georgian architecture and tranquil ambiance. This elegant square is a true testament to the grandeur of the Georgian era, with beautifully preserved facades and lush greenery providing a serene and picturesque setting.

The square itself offers a peaceful retreat from the hustle and bustle of daily life, while still being just a stone's throw from the town centre.

A Lifestyle Choice

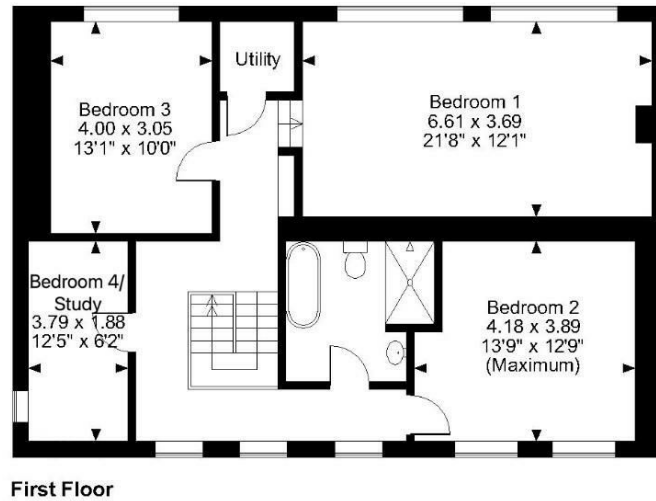
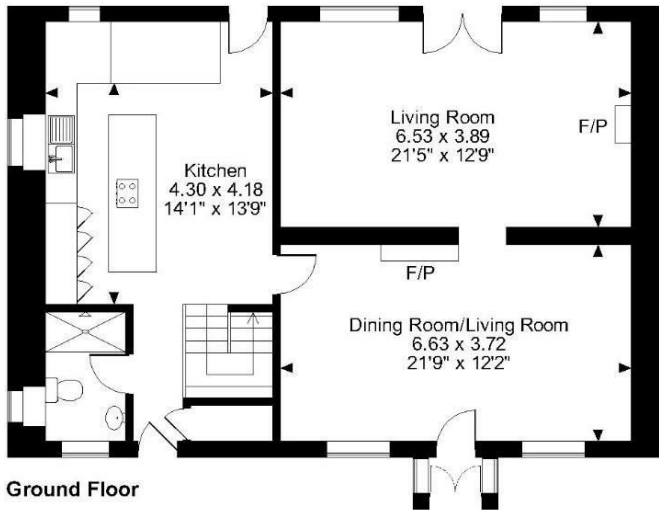
Living at 18 St James Square offers more than just a home; it provides a lifestyle rich in culture, history, and natural beauty. Whether you're exploring the nearby Wye Valley Area of Outstanding Natural Beauty, enjoying a leisurely stroll along the riverbanks, or indulging in the local culinary delights, Monmouth has something for everyone.

Experience the best of Monmouth and make 18 St James Square your new home. This property is perfect for those who appreciate the charm of a historic town combined with the conveniences of modern living. Don't miss this rare opportunity to own a piece of Monmouth's rich heritage.



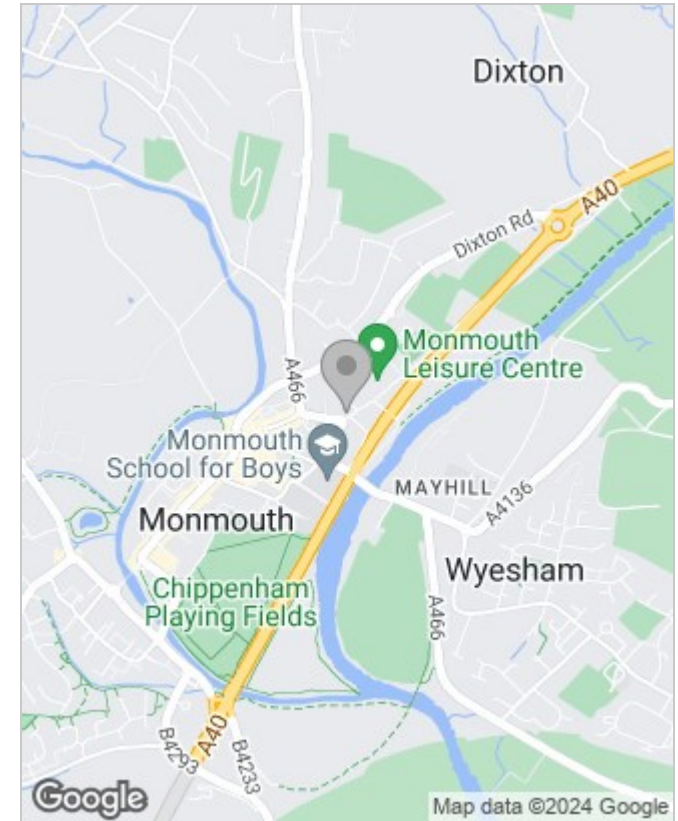
# Floor Plans

**St James Square, Monmouth**  
 Approximate Gross Internal Area  
 1894 Sq Ft/176 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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# Area Map



# Energy Performance Graph

