



COLINDALE

Estate Agents

Taylor & Co

Abergavenny

Monmouth Road  
Raglan NP15 2HG

Asking Price  
£635,000



# Monmouth Road

## Raglan, Monmouthshire NP15 2HG

Renovated and re-designed four double bed roomed Scandi-style detached family residence with two bathrooms in the sought after Monmouthshire village of Raglan  
Flexible configuration with bedrooms and bath/shower rooms on both floors | Sitting room opening onto a sun terrace with countryside views  
Exceptional kitchen/diner with integrated appliances opening into the garden, fitted with contemporary cabinets enjoying a splendid outlook towards Raglan Castle  
Utility room | Westerly landscaped rear garden with garden store offering conversion potential to home office / hobbies room (stpp) | Extensive off road parking facilities  
Excellent connections to national road network for Newport (19 miles) Cardiff (32 miles) Bristol (30 miles) Abergavenny (9 miles) Monmouth (8 miles)  
Favoured primary school in the village with ease of access to secondary education in both the state and private sectors in Monmouth, Chepstow & Abergavenny

**This is an exceptional four double bed roomed family residence in an attractive Scandi-style design which has been renovated throughout, displaying an internal contemporary flair with a polished presentation. Sitting in landscaped gardens offering a picture postcard outlook towards Raglan Castle at the rear and open countryside at the front, the gardens enjoy a perfect orientation for maximum enjoyment of sunshine. The property has a blended flow of porcelain tiled flooring complemented by carpeted areas, oak panelled doors, and a pleasing design symmetry to the bathroom, cloakroom, and shower suites.**

**This remarkable home is arranged over two floors and occupies a sizeable footprint with a flexible configuration which will suit buyers seeking bedroom and bathroom accommodation on both floors. Entered via a central reception hallway with porcelain tiled floor, an oak panelled door opens into a large reception room with broad glazed doors leading onto a wide sun terrace with country views. At the rear of the property, a fabulous kitchen/diner affords splendid castle views through equally wide doors which open onto an Indian sandstone terrace overlooking the garden. The kitchen has been fitted with a comprehensive range of cabinets featuring quartz work surfaces and integrated appliances supported by a useful utility room giving access to the garden.**

**The outside spaces have been transformed with landscaped Indian sandstone terraces in both the front and rear gardens. There are extensive off road parking facilities and for buyers wanting home working facilities, the former garage offers the potential for conversion (stpp).**

**SITUATION** | This family home is situated in the village of Raglan within walking distance of local shops and amenities. Raglan is an enduringly popular village, sought after due to its community cohesiveness and favoured by young professionals, families, and retirees alike. The village is steeped in history being an ancient market town which has attracted bygone attention from royalty and nobility, having been the scene of battles although more latterly has become noted for being a tourist destination and an outlier of Monmouth. The area is a haven for outdoor sports enthusiasts with hiking, fishing, sailing, cycling, pony trekking and hang gliding all prevalent nearby.

Local facilities in the village include a highly regarded primary school, doctors' surgery, a 14<sup>th</sup> Century church, an historic medieval castle, a golf course, the Beaufort Arms Hotel and Restaurant, the Cripple Creek gastro pub, and for children, Raglan Farm Park. There are also several independent shops, a post office and convenience grocery store, chemist, butchers, and a petrol station.

Raglan is surrounded by scenic countryside and walks yet is ideally placed to provide easy access onto the A40 and A449 which provide links to Abergavenny, Monmouth, and Newport and then further afield to the M50 and M4 for the Midlands, West Wales, Cardiff and central London. Raglan is located 8 miles from Monmouth via the A40 and in the opposite direction on the A40, 9 miles from Abergavenny. The regional centres of Newport (19 miles), Cardiff (32 miles) and Bristol (30 miles) and within a 25 minute, 40 minute and 45 minute drive respectively via the A 449 and M4.

For comprehensive shopping and leisure facilities, the ancient market town of Abergavenny has a railway station and a hospital, whilst Monmouth being almost equidistant, has a greater number of well-known high street shops including a Marks & Spencer Food Hall. The area is served well by schools for all ages in both the state and private sector and Raglan remains a good choice for those seeking private schooling but who don't wish to live inside the neighbouring larger towns as it has good links to Monmouth for the Haberdashers schools, Newport for Rougemont and state schooling is widely available in Monmouth, Chepstow, and Abergavenny.

### ACCOMMODATION

**ENTRANCE HALLWAY** | Contemporary composite entrance door with curved inset panes with courtesy window to side, inset spotlights, staircase to the first floor, radiator, porcelain tiled floor. Door to:

**DUAL ASPECT SITTING ROOM** | Wide double glazed doors with windows to either side open onto a sun terrace at the front offering a delightful outlook over the courtyard beyond, further double glazed window to the side, inset spotlights, two radiators.

**KITCHEN / DINER** | A great entertaining space in this fabulous family home, this room overlooks the garden with broad double glazed doors opening onto the sun terrace which affords fine views towards Raglan Castle in the distance. The kitchen is fitted with a comprehensive range of units in a sea spray coloured high gloss finish plus both standard and deep pan soft

close drawers with inset LED lighting, quartz work surfaces with matching upstands, inset composite sink unit with carved drainer, inset four ring Neff hob with extractor hood above and tiled splashback, inbuilt Bosch microwave and eye level fan assisted Bosch oven, integrated fridge and Bosch dishwasher, vertical radiator, inset spotlights, tiled floor. Door to:

**UTILITY ROOM** | Fitted with matching kitchen cabinets and worktops, space for washing machine, fridge and freezer, tall pantry cupboard with integrated recycling storage bins, inset spotlights, radiator, tiled floor. Door to: **CLOAK / AIRING CUPBOARD** housing Worcester boiler and water cylinder plus useful storage space.

### **GROUND FLOOR BEDROOM ACCOMMODATION**

**BEDROOM THREE / GUEST BEDROOM** | Velux window, inset spotlights, radiator. Door to:

**EN-SUITE SHOWER ROOM** | Fitted with a white suite comprising a large shower cubicle, wash hand basin set in vanity unit with illuminated mirror over, lavatory, inset spotlights, ladder towel radiator, extractor fan, tiled walls and floor, frosted double glazed window.

**BEDROOM FOUR** | Double glazed window to the front aspect affording countryside views, inset spotlights, radiator.

**CLOAKROOM** | Lavatory, wash hand basin set in vanity unit, inset spotlights, frosted double glazed window, radiator, tiled walls and floor.

### **FIRST FLOOR**

**LANDING** | Offering a superb outlook over the surrounding Monmouthshire countryside through a double-glazed window to the front aspect, this light and airy landing is fitted with a contemporary blend of oak rails and glazed balustrades complemented by painted newel posts, inset spotlights, radiator, deep eaves storage cupboard with lighting.

**BEDROOM ONE** | Double glazed window to the front aspect with countryside views, fitted wardrobes to one

wall to include a central chest of drawers, inset spotlights, radiator.

**BEDROOM TWO** | Double glazed window to the rear aspect enjoying an outlook over the garden towards Raglan Castle, inset spotlights, radiator.

**FAMILY BATHROOM** | Fitted with a white suite to include a P-shaped bath with overhead shower attachment, wash hand basin in a vanity unit with illuminated mirror over, lavatory, towel radiator, supplementary radiator, Velux double glazed window, tiled walls and floor, extractor fan.

### **OUTSIDE**

**FRONT GARDEN WITH A SOUTH-EAST ASPECT** | Approached via a tarmac driveway with parking for several vehicles. The garden has been landscaped with curved retainer walling and a lawned area hosting an individual circular design paved patio to the front. Set behind herbaceous shrubbery and flower bed borders, an Indian sandstone terrace leads to the front entrance. Gated access to the rear.

**WESTERLY REAR GARDEN** | This well-tended and landscaped garden has an expansive Indian sandstone sun terrace offering a picture postcard vista towards Raglan Castle. To the side of the terrace, an archway is attractively garlanded with a wisteria delicately draping over a water feature below. A step leads onto a manicured lawned garden with large, shaped flower bed borders brimming with camellia, peonies, and heathers. From the rear of the garden, an outlook over the countryside to the front of the property is visible and thus provides an excellent seating spot to take in the view. A pergola adds dimension to the garden design, enhanced further by an 11' 6" raised vegetable bed.

**STORAGE ROOM** | Formerly the garage, this storage room has been partially converted to include double glazed entrance doors with a double glazed window to the rear. Fitted with a power and water supply, there is the potential to convert this into a home office or a hobbies room to suit, subject to the necessary consent. A further useful brick built **TOOL STORE** to the rear of the property provides additional storage. The garden

benefits from an external water tap and electric supply, plus an armoured power supply suitable for a jacuzzi.

### **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains water, drainage, electric and gas are connected to the property.

**Council Tax** | Band G (Monmouthshire County Council)

**EPC Rating** | Band C

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales  
See <https://flood-risk-maps.naturalresources.wales/>

**Covenants** | The property is registered with HMLR, Title Number WA927203. We are not aware of any restrictive covenants associated with the property.

**Local planning developments** | The property has been altered from its original design. For further information, please review Monmouthshire planning portal under reference DM/2019/00188 (small rear extension), BN2019/00060 (side extension and structural openings to kitchen/diner).

The Agent is/is not aware of any planning developments in the area which may affect this property.  
See <https://www.monmouthshire.gov.uk/planning/>

**Broadband** | standard and superfast available. See <https://www.openreach.com/fibre-checker>

**Mobile network** | 02 indoor coverage  
See <https://checker.ofcom.org.uk/>

**Viewing Strictly by appointment with the Agents**

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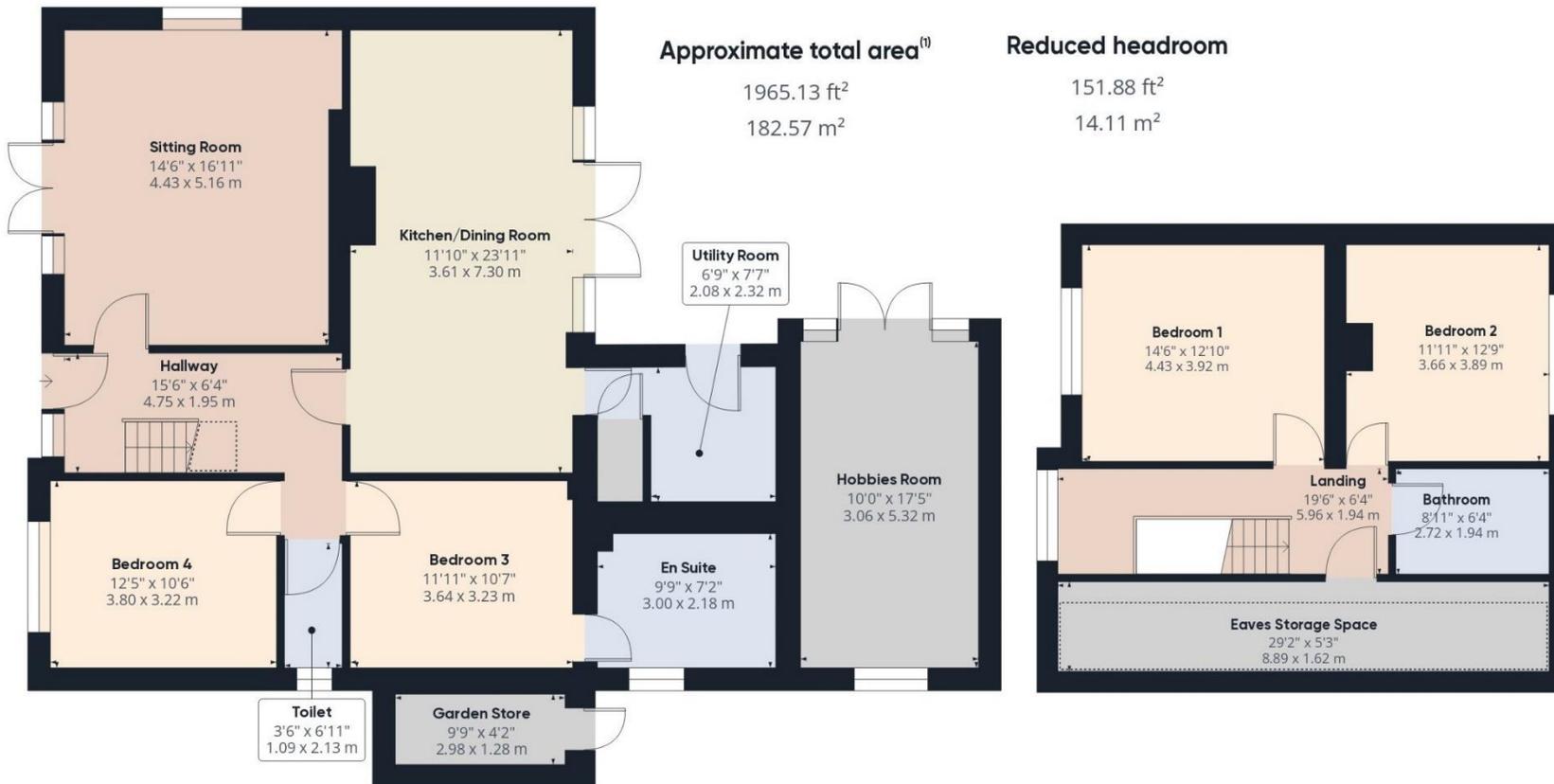
**Reference** AB359











(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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