

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Green Lane Farm Cottage Off Merton Green

, Caerwent, NP26 5NU

£439,950





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## Description

Sympathetically extended and well-presented throughout, this charming and versatile home needs to be viewed to be fully appreciated.

On the ground floor, the property features a welcoming reception hall, leading into a generous kitchen/dining room finished in a classic Shaker style. French doors open directly onto the rear garden, creating an ideal space for entertaining and everyday living.

There is a separate utility room, complete with a ground floor shower room, as well as a spacious living room, cosy snug and a study which is ideal for home working or quiet retreat. The study also benefits from access to the shower room.

Upstairs, the first floor offers three bedrooms and a modern family bathroom.

Externally, the property boasts a large parking and turning area with space for up to six vehicles (subject to size). The rear garden is a particular highlight as it's well maintained and bordered by mature trees, hedging, shrubs, offering a high degree of privacy and seclusion. Due to the size of the garden, there is potential to extend subject to planning permission.

This is a rare opportunity to acquire a thoughtfully extended family home in a desirable setting, offering both flexible living accommodation and generous outdoor space.

The village itself offers a local store and a charming pub, perfect for enjoying a relaxing evening. If you require a wider range of amenities, the towns of Caldicot and Chepstow are just a short distance away. Commuters will appreciate the convenience of bus and rail services, as well as excellent road and motorway connections, allowing easy access to larger towns and cities.

## Entrance Porch

Approached via double glazed and panelled wooden door. Open to hallway.

## Hallway

Useful storage cupboard. Two panelled radiators. UPVC double glazed window to front elevation. Doors off.

## Inner Hallway

Stairs to first floor landing. Doors off.

## Kitchen Dining Room

16 x 10'08 (4.88m x 3.25m)

Inset spotlighting to coved and plain ceiling. The kitchen area is fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tile splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven and grill. Four ring gas hob set into work surface

with Tile splash back, extractor fan and lighting over. Ceramic tiled floor throughout. Panelled radiator. Velux roof window to rear elevation. UPVC double glazed window to rear. UPVC double glazed French doors to rear garden. Door to utility room,

## Utility Room

Granite effect work surface. Space for automatic washing machine and tumble dryer. Wall mounted gas combination boiler. UPVC double glazed window to front elevation. Door to ground floor shower room.

## Ground Floor Shower Room

Coving. Inset spotlighting and extractor to plain ceiling. Corner pedestal wash hand basin with chrome mixer tap and tile splash back. Low level W.C. with dual push button flush. Step in corner enclosure with mains fed shower. Part tiling to walls. Tiled floor. Towel Radiator. UPVC double glazed window to side elevation.

## Living Room

13'11 x 12'11 (4.24m x 3.94m)

Coving. Fireplace. Panelled radiator. UPVC double glazed window to rear elevation.

## Snug

10'11 x 9'05 (3.33m x 2.87m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation.

## Study

7'08 x 7'03 (2.34m x 2.21m)

Useful storage cupboard. Panelled radiator. UPVC double glazed window to front elevation. Door to ground floor shower room.

## Ground Floor Shower Room

Inset spotlighting to plain ceiling. Pedestal wash hand basin with chrome mixer tap and tile splash back. Low level W.C. with dual push button flush. Step in double enclosure with mains fed shower. Part tiling to walls. Tiled floor. Panelled Radiator. UPVC double glazed window to side elevation.

## First Floor Stairs and Landing

Access to loft inspection point. UPVC double glazed window to front elevation. Doors off.

## Bedroom One

11'11 x 8'10 (3.63m x 2.69m)

Built in wardrobe. Panelled radiator. UPVC double glazed window to side elevation.

## Bedroom Two

10'09 x 9'3 (3.28m x 2.82m)

Panelled radiator. UPVC double glazed window to side elevation.

Tel: 01291 418418

### Bedroom Three

9'03 x 6'05 l-shaped measurement (2.82m x 1.96m l-shaped measurement)

Useful storage. Panelled radiator. UPVC double glazed window to side elevation.

### Bathroom

Low level W.C. with dual pushbutton flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. bath with chrome mixer tap and tile splash back. Wood effect flooring. UPVC double glazed window to side elevation.

### Gardens

A particularly generous and well maintained garden, predominantly laid to lawn, offering a plenty of outdoor space ideal for both relaxation and recreation. The garden is bordered on all sides by an established array of mature hedging, trees, and a variety of well-stocked shrubs and bushes, which together create a secluded and private setting. This natural screening not only enhances the sense of tranquillity but also provides a peaceful retreat from the outside world, making the garden a true sanctuary for those who value privacy and outdoor living.

### Parking

Ample parking and turning area for 6 vehicles depending on size to the front of the property.

### Material Information

Private Road to Property

There is a private road off Ash Tree Road leading to the property, which is owned by Green Lane Farm along with two other parties. These parties have a right of access over the road and also share responsibility for its maintenance and repair. This private road provides direct access to Green Lane Farm. Council Tax Council Tax Band - F  
Tenure - Freehold

Mains gas. Mains electricity. Mains water. Mains drainage.

Construction - We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

### Directions

From the A48, turn into Llanvair Road and then immediately right into Merton Green. Continue along until the end of Merton Green. You will find two cream coloured houses which are different to the rest of the houses on the development. Take the private lane between the two houses, Green Lane Farm is at the end of this lane.

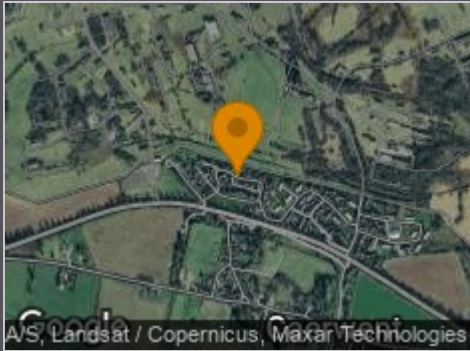




Road Map



Hybrid Map



Terrain Map



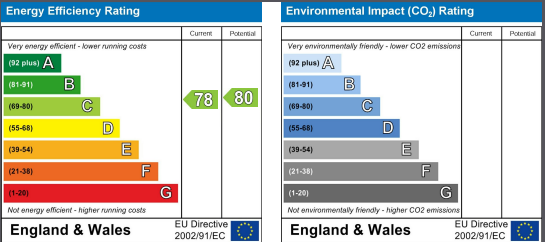
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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