



MITCHEL TROY

Guide price **£695,000**



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BRAMBLES

Mitchel Troy, Monmouthshire NP25 4BD



Detached five bedroom family home
Family bathroom & en suite facility
Beautiful mature garden enjoying views

Located in the lovely community of Mitchel Troy, just outside Monmouth, the property is in a peaceful position bordering the River Trothy.

Monmouth Town Centre has a charming high street with local shops, cafes and restaurants along with well-known retailers such as Marks & Spencer and Waitrose.

There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth School for Girls and Monmouth Boys School. The property enables easy commuting with fantastic road links to the A40 and M4.



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£695,000



KEY FEATURES

- Substantial detached property
- Five bedrooms
- Ideal family home
- Peaceful elevated position
- Beautiful mature gardens
- Extensive driveway & double garage



STEP INSIDE



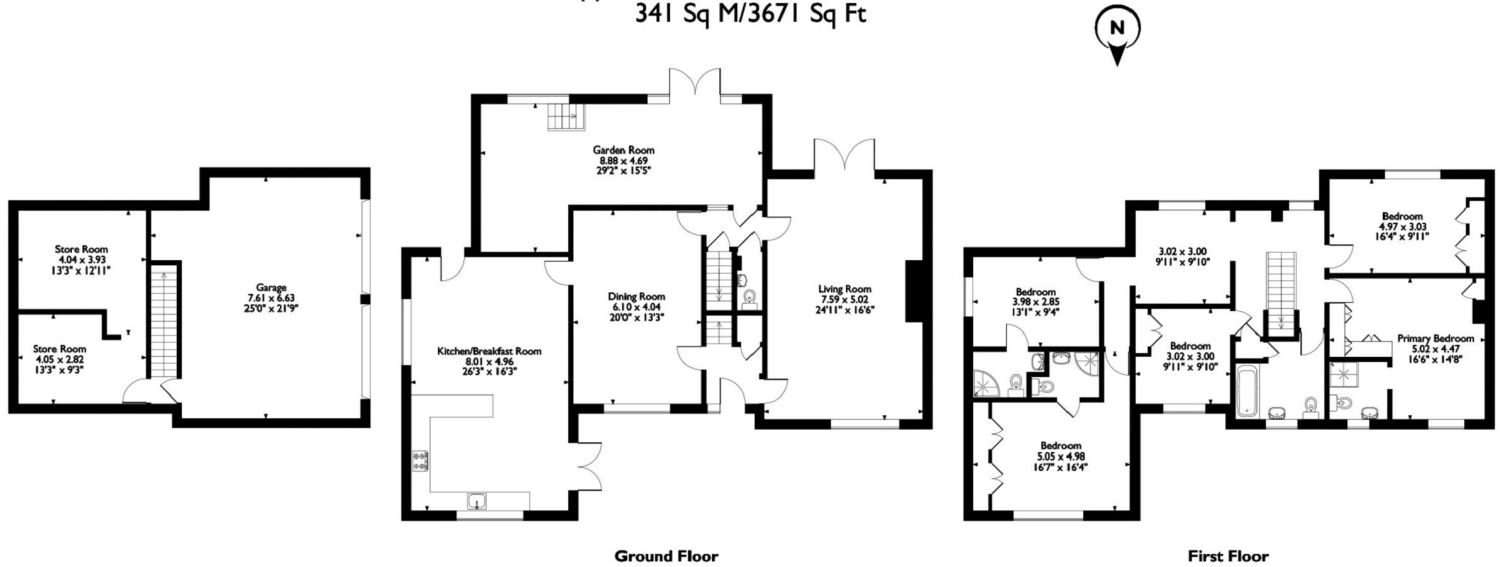
This spacious property is well-presented with the ground floor comprising of three reception rooms and an open plan kitchen and breakfast room.

From the kitchen, the front and rear of the property can be accessed, while the spacious garden room and dual aspect living room with a log burning fire, also have double doors to the garden.

The garden room has wood cladding to the apex ceiling, giving a Scandinavian feel, with large windows stretching the width of the room, allowing this inside space to harmonise with the gardens.

There is a convenient downstairs cloakroom from the inner hallway, which allows the living areas to connect, creating a continuous flow throughout the property.

Approximate Gross Internal Area
341 Sq M/3671 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, there are five bedrooms, all of which are of a good size, with three benefiting from en-suite shower rooms.

Four of the bedrooms have fitted wardrobes, ideal for utilising space, while the spacious landing provides further opportunity for storage, or even a study.

The family bathroom can be found from the landing, with a bath suite.

STEP OUTSIDE



Externally, the property sits on a large plot with an extensive driveway and double garage.

Integral to the garage, there are two store rooms, offering additional storage.

To the rear of the property, the gardens can be enjoyed from the patio, which has a lovely pond as a water feature.

The expansive gardens are manicured from the property, with meadow like fields beyond.

INFORMATION

Postcode: NP25 4BD

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Mains

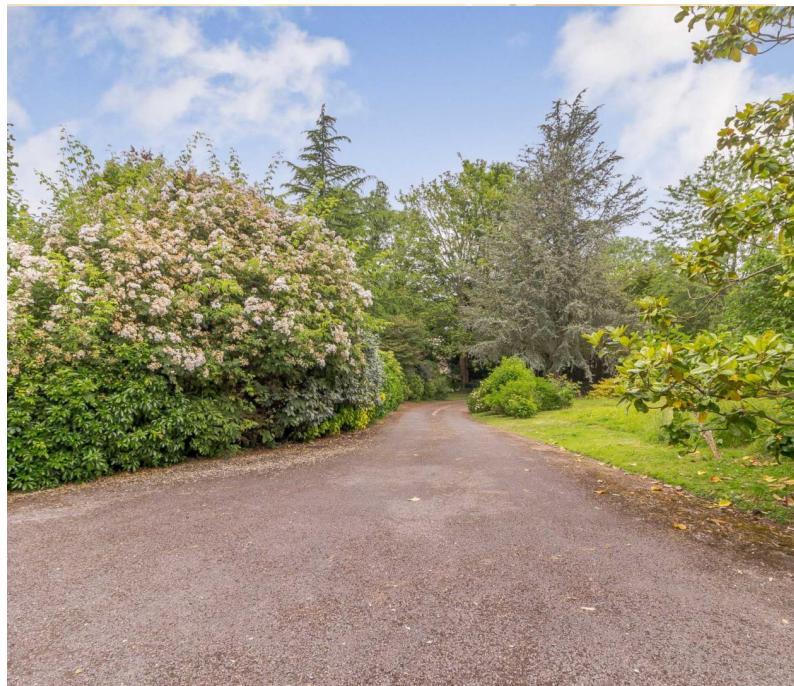
EPC: D





DIRECTIONS

From Monmouth, take the B4293 towards Church St, Continue to follow B4293. Pass the turning to Penalt, Trellech and Chepstow, continuing straight onto Mitchel Troy. Just after the sign for Mitchel Troy and opposite Glen Trothy caravan site, you will find a private driveway and the property will be found at the end of the driveway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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