



# ROCKFIELD

Guide price **£650,000**



ARCHER & CO



# FAIR OAK

Rockfield, Monmouth, Monmouthshire NP25 5SZ



Four-bed country cottage with views  
Full of character and period features  
Three stunning reception rooms

Located in a rural position surrounded by sweeping countryside views to the horizon across a patchwork of fields and yet close to Monmouth, this very pretty period property called Fair Oak is visually delightful from the first moment you see it, and from then every moment you spend exploring it. The beautiful, mature garden surrounds the home, cloaking it in an abundance of foliage and mature trees for privacy yet offering views across the rural landscape too.

There's a two-storey, double garage plus ample off-road parking, so it's a practical property, but it's the attractive facade of the renovated country cottage that instantly mesmerises.

A delightful combination of stone walls and leaded windows, detailing on bargeboards and chimneys, the prettiest of porches and a heritage shade of green on the woodwork all ensure that this home can easily claim to be exceptionally pretty. The attractive front facade promises character and charm and the inside of the house certainly delivers.

Inside, there are period features and characterful rooms to explore that include fireplaces, wooden flooring, quarry tiles and those lovely leaded windows. But the home is not stuck in the past, rather it embraces it and celebrates it but has a design that easily suits a modern way of living, from an open-plan double reception space to a kitchen diner, plus a bonus separate sitting room and a utility room.



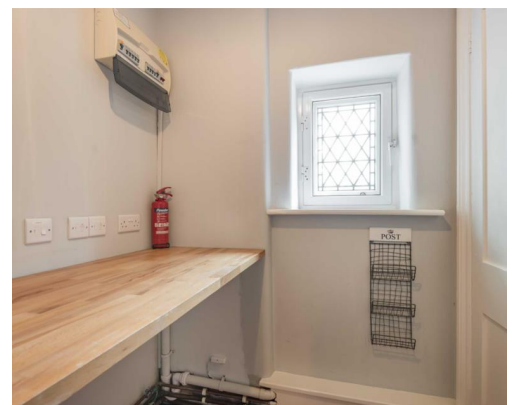


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### KEY FEATURES

- Rural location with views yet close to Monmouth
- Pretty characterful property with period features
- Surrounded by mature garden & two-storey garage
- Four-bedrooms across three-storeys
- Three substantial reception spaces
- Grade II listed



# STEP INSIDE



There's a hidden lower ground floor that's home to the primary bedroom that can boast an en-suite shower room as well as French doors to the garden; surely a sanctuary space, away from the busy social spaces on the floor above. The home has four bedrooms in total, plus a family bathroom and cloakroom and all can boast a continuation of the characters and period features too.

The house is positioned between the villages of The Hendre and Rockfield and is only about four miles from the popular market town of Monmouth, where an array of big brand and independent shops can tempt a visit coupled with a good choice of cafes, pubs and restaurants. The town has the everyday facilities you'd expect, a range of sport, leisure and social clubs plus highly regarded schools making Monmouth a popular choice with families, surrounded by one of the most beautiful and outdoor active areas of Wales courtesy of the Wye Valley Area of Outstanding Natural Beauty.

Monmouth is well-placed for road travel too, with the A40 (that becomes the M50) meandering right past the town providing the easiest of access to the M4, Cardiff, Newport and Bristol to the south and The Midlands and Birmingham to the north. But with so much beauty and opportunities in and around Fair Oak, it will always be a joy to come back home and be welcomed by this prettiest of properties.

Stepping inside this period property and the anticipation level to find something special has already been raised by the exterior of the home - the gorgeous stone facade, leaded windows and extra detailing including the barge boards, chimneys and prettiest of porches.

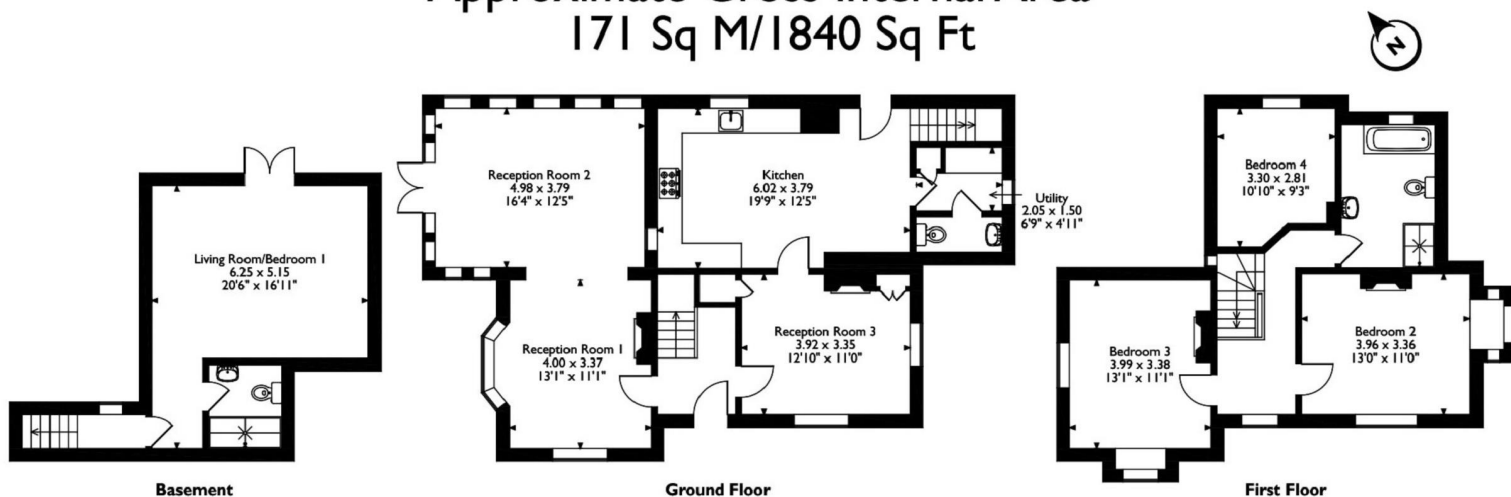
Instantly the high hopes are met with reality as this home offers an abundance of beautiful character features, from stripped wood flooring and quarry tiles to period fireplaces and built-in cupboards. Every space welcomes a visitor with wonderful and charming visual features to delight and excite, with the first reception room to the right, off the central hall, boasting a dual aspect of garden and rural vistas via its lovely leaded windows.

This fabulous space offers tactile stripped floorboards under foot bringing a charming ambience to the space, added to by the built-in wall cupboard and pretty fireplace, surely the focal point of this special snug when the winter evenings become chilly.

In the warmer weather the room is cool and the perfect space for finding peace away from the substantial social space waiting to impress you across the hallway. This second reception space is a cleverly designed combination of the original front room and the gorgeous garden room that occupies the rear corner of this special home. This combination of rooms creates the social hub of the home. The front area can boast a bay window and pretty period fireplace and a more intimate seating zone, or maybe a formal dining area or home office.



## Approximate Gross Internal Area 171 Sq M/1840 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.

This appealing reception area flows seamlessly into the garden room that adds three walls of windows to the impressive list of features, ensuring views and a connection to the outside space are constant companions. This impressive room has ample space for multiple sofas and chairs, offering an inviting ambience and comfortable corners to park yourself and fill the space with chatter with family and friends.

Surrounded by windows the room offers an enviable front row seat to watch the garden change through the seasons, from bright flowers to autumn shades to blue-toned frosts. When the weather is on your side, throwing open the French doors allows refreshing breezes and birdsong to fill the space, as well as a seamless journey out onto the garden terrace.

But it's not the only social area in the home, the kitchen can happily welcome a breakfast table and chairs for a more relaxed start to the morning and an evening meal when the family gathers to catch up on the day's activities. There's plenty of character in this space too. The well-equipped kitchen boasts a country style, from the units that hide the appliances to the wooden work surfaces and the Belfast sink.

Add in a layer of quarry tiles to bring texture and visual warmth to the space and the country kitchen style is complete, complemented by a delightful and sizeable dresser.

At the end of the kitchen is a handy utility room and cloakroom as well as a door to the garden but there's also an intriguing door in the corner that,

when opened, reveals a descending flight of stairs. It's a hidden bedroom that can boast French doors to the garden as well as a shower room and oodles of space for furniture and a luxuriously large bed. It is a versatile space though, so it could easily accommodate a range of functions, from a teenager den to an annexe for the older generation, from a games room to a productive home office.

Up to the first floor to find the remaining bedrooms and they are all oozing character too, from partly sloping ceilings that denote the roofline of the house to the panelled interior doors and period fireplaces.

They are all doubles and they can all entice a visitor to the pretty leaded windows with views of the garden and rolling rural vistas beyond - engaging enough to easily mesmerise and persuade someone to linger at the window for longer.

The family bathroom on this top floor continues the character of this most welcoming of homes, with a traditional suite that suits the charming period style, plus a wooden floor and bath panelling.

But the four-piece suite is a modern take on a classic style with the double walk-in shower tempting a visit with a rainfall shower head providing the ultimate experience for reviving the body, or the bath full of bubbles a delightful destination at the end of a busy day.



# STEP OUTSIDE



Step outside into an idyllic island of rural Monmouthshire - the peaceful garden that surrounds the home with panoramic, rural views that stretch across the neighbouring fields to the horizon. The front garden is flanked by a myriad of mature trees

There's ample parking to the side of the house on the spacious drive that can welcome a number of vehicles. This area also boasts a double garage that is clad in dark, stained wood allowing it to seamlessly blend into the background of the surrounding picture of foliage and nature. To the left of the house the path heads off to the side towards the rear garden and easily entices you to follow it, passing a bonus and beautifully designed garden room that easily nestles into the rear facade of this pretty property.

The rear garden can offer a party zone or hours of endless peace and relaxation with the sizeable and sunny terrace easily able to provide both scenarios. From a lounge on the terrace watch the garden wildlife go about their busy daily tasks while the birds sing to you, or invite friends over for a BBQ and long chats into the night sitting around an alfresco dining table.

The gently undulating lawn is an expanse of greenery that can welcome games and play equipment for the younger generation and opportunities for the homeowner to allocate areas to grow their own produce. From the rear garden it becomes clear that the garage is a two-storey structure, providing handy storage or maybe even extra accommodation for a den or home office on its lower ground floor.

## INFORMATION

Postcode: NP25 5SZ

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

EPC: E







## DIRECTIONS

From our Monmouth office in Agincourt Square proceed on the B4293 with the office on your left, at the bottom of the high street take the left-hand bend then a right at the roundabout. At the lights take a right onto the B4233 at the next roundabout go straight on then take a right at the next, proceed straight on over the next two roundabouts towards Rockfield, as the road divides keep to the left fork. The road bends sharp to the left and the right, as the road straightens proceed past Steppes Farm and Fair Oak will be found a short distance further on your right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		40	81

England & Wales EU Directive 2002/91/EC

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