



MONMOUTH

Offers over **£495,000**





# 1 KEMBLE ROAD

Monmouth, Monmouthshire NP25 5GB



Four bedroom detached family home  
Beautifully presented throughout  
Spacious rear garden

Located in the highly desired Rockfield Estate, this property is conveniently located within walking distance to the market town of Monmouth.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.



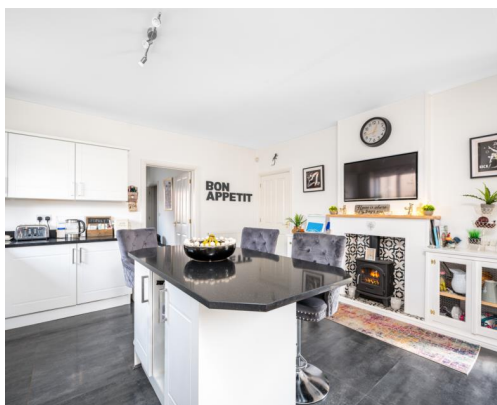


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### KEY FEATURES

- Beautifully presented detached family home
- Four well-proportioned bedrooms
- Located on the popular Rockfield Estate
- Close to local amenities
- Spacious living accommodation
- Detached double garage & driveway





# STEP INSIDE



As you enter the property, you are greeted by the main entrance hall, where doors connect to all ground floor reception areas. The entrance hall features a cloakroom and ample storage space for coats and shoes beneath the stairs.

The sitting room boasts abundant natural light, courtesy of a sizable front bay window and rear French doors leading to the garden. Recently upgraded, this room now showcases an entertainment wall housing an electric Gazco contemporary flame effect fire.

Towards the back of the property lies a remarkable open-plan kitchen, dining, and family room featuring sleek white units encircling a central island. The island boasts a Granite countertop, harmonizing with those present in the kitchen and utility room. Equipped with integrated appliances such as a fridge freezer, dishwasher, 5-ring gas hob, and an AEG oven, this space is as functional as it is stylish.

Ample room within the kitchen accommodates a family-sized table and chairs. Adding character and charm, a rustic faux fireplace flanked by matching storage cupboards enhances the ambiance of the room. French doors lead out to the rear garden.

Adjacent to the kitchen is a utility room complete with a stainless steel sink and drainer, along with provisions for a washing machine and tumble dryer. An external door provides access to the garden.

Completing the ground floor is a roomy, study with a large window to the front aspect allowing light to flood into the space.

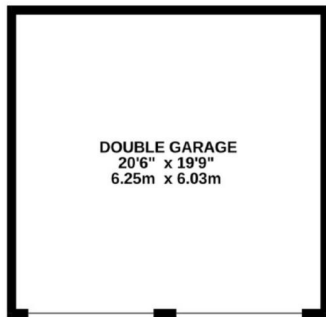
This room is large enough to be utilised as a ground floor bedroom for those who may need this option.



1 KEMBLE ROAD, MONMOUTH, NP25 5GB

TOTAL FLOOR AREA : 2098 sq.ft. (194.9 sq.m.) approx.

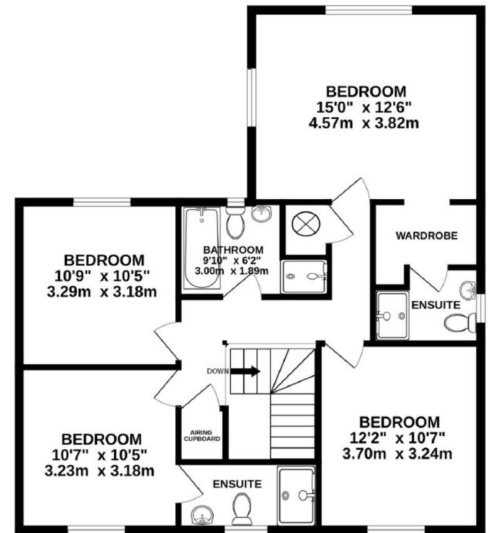
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GROUND FLOOR**  
1264 sq.ft. (117.4 sq.m.) approx.



**1ST FLOOR**  
834 sq.ft. (77.5 sq.m.) approx.



A staircase situated in the main entrance hall ascends to the first-floor landing, granting access to four double bedrooms and the family bathroom.

The principal bedroom and the second bedroom each feature en-suite shower rooms.

The principal bedroom additionally offers a dressing area and delightful views spanning across the rooftops towards the Kymin, with further vistas of the surrounding woodland.

The main family bathroom boasts a white suite comprising a separate bath, shower cubicle, wash hand basin, and WC.



# STEP OUTSIDE



At the front, the property is bordered by charming railings, imparting a sense of grandeur. Adjacent stands a sizable detached double garage, accompanied by off-road parking for three cars side by side. An electric charging point for electric cars is conveniently attached to the side of the property. A gate grants access to the rear garden.

The rear garden offers a remarkable degree of privacy, particularly on the patio and entertainment area accessible from both the kitchen and sitting room. Here, occupants can enjoy seclusion without being overlooked by neighbouring properties. Situated on a corner plot, the garden is larger than average and predominantly laid to lawn. An appealing greenhouse adds to the garden's allure.

**AGENTS NOTE:**  
ESTATE AGENTS ACT We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991 to point out that one of the clients we are acting for in the sale of this property is a connected person as defined by the Act.

## INFORMATION

Postcode: NP25 5GB  
Tenure: Freehold  
Tax Band: G  
Heating: Gas  
Drainage: Mains  
EPC: C







## DIRECTIONS

From Monmouth town centre proceed down Monnow Street and over the Monnow Bridge. Turn right at the traffic lights and then proceed to the mini-roundabout turning onto Rockfield Road, continue over the next mini round about. Then turn left onto Kingswood Road and follow the road. Then take a right turn onto St Vincent's Drive, follow the road and the property will be located at the top of the road on the left-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.