



VINE ACRE, MONMOUTH

Guide price **£825,000**



PLOT 2, THE GARDENS

Vine Acre, Monmouth, Monmouthshire NP25 3HW



Substantial 4-bed home being built on
development of just 2 properties
Fantastic views & Landscaped gardens

Plot 2, The Gardens, Vine Acre, Monmouth is one of a development of two substantial homes, conveniently situated about a mile from the town centre of Monmouth. Built by Duncan Mitchell Developments, a local developer with an excellent reputation for high quality homes offering a much higher standard, specification and finish than from the large speculative builders.

Situated in Vine Acre, a renowned and sought-after cul-de-sac of executive homes off Monmouth's Hereford Road. It is ideally situated, within walking distance of Monmouth Comprehensive and the highly-regarded Haberdashers Monmouth independent schools, with a public footpath from the end of the driveway leading to Osbaston, where there is a primary school.

From its elevated position, it commands a stunning outlook over Monmouth and the surrounding landscape. An easy stroll away, Monmouth is a vibrant town, hosting regular markets and a busy programme of events. Lining its historic streets and tucked away in pretty courtyards there are a variety of independent shops, tempting tea rooms and coffee shops, pubs and restaurants. The town benefits from both a Waitrose and an M&S Food. With a history stretching back to Roman times, Monmouth is known for its iconic medieval fortified river bridge, its connections to Charles Rolls, of Rolls-Royce fame and as the birthplace of Henry V. The town boasts good leisure and recreation facilities, nearby world-class golf courses and, for live entertainment and film, there's a choice of The Savoy Theatre and The Blake Theatre.

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KEY FEATURES

- Being built to a high specification
- Kitchen with 2 single ovens & integral dishwasher
- Principal suite with dressing room & en-suite
- Solar panel array to roof
- Driveway parking and garage
- Within strolling distance to Monmouth town centre
- Good access to motorway links to Cardiff, Bristol & Midlands



Situated right on the border between Wales and England and located on the site of three rivers, Monmouth is on the edge of the stunning Wye Valley National Landscape, an area of outstanding natural beauty. It is ideally placed for those who enjoy outdoor pursuits, wonderful walks, beautiful scenery, ancient castles and historic buildings.

From Monmouth, motorway links give easy access to Cardiff, Bristol and the Midlands, making the town attractive to commuters.

Each new home being a large 4-bedroom house with landscaped gardens, with superb specification built to exacting standards and fine views. Each home also has the fantastic benefit of EPC A rating, so every efficient with lower energy bills, solar panel array to roof, gas central heating with pressurised hot water system.

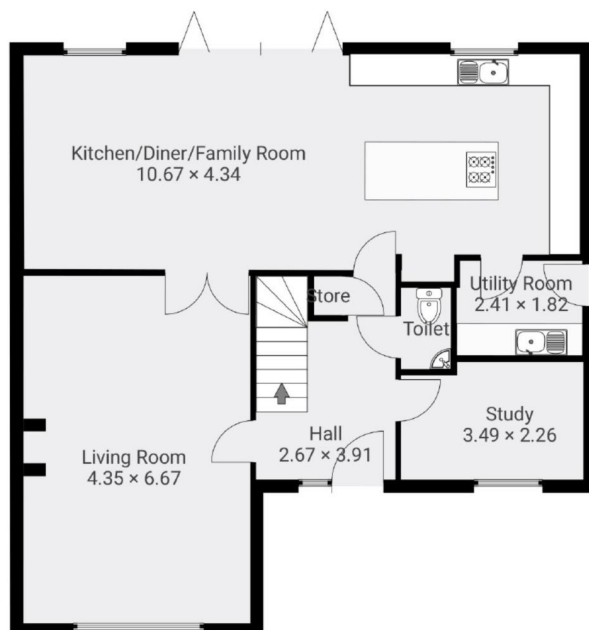
Internal fixtures and fittings included, under floor heating to ground floor with fitted log burner, 5amp lighting circuits to lounge, Bi-fold doors, and double glazing throughout, chrome switches/fittings to all ground floor areas.

The stunning kitchens will have quartz work tops, down draft induction hob, 2 single ovens and integral dishwasher.

To the first floor there will be radiators, including towel radiators to bathroom and ensuite.

Wired ready for smart TV's/devices. Electrical sectional door to garage, landscaped gardens, fantastic views. This home comes with a 10 year warranty.

▼ Ground Floor



▼ 1st Floor



This floorplan is for illustrative purposes only, whilst every effort has been made to be as accurate as possible there may be minor discrepancies.

DIRECTIONS

From our Monmouth office, proceed up Priory Street and turn left at the traffic lights onto Monk Street. Proceed up the Hereford Road and turn left into Vine Acre where the plots will be found a short distance along on the right hand side.

INFORMATION

Postcode: NP25 3HW
 Tenure: Freehold
 Tax Band: TBC
 Heating: Gas
 Drainage: TBC
 EPC: TBC

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