



OSBASTON

Guide price £595,000



THE MANS FIELD

Highfield Road, Osbaston, Monmouth, Monmouthshire NP25 3HR



Spacious detached family home in sought-after location
Beautifully presented private rear garden
No onward chain

Osbaston is a residential suburb of Monmouth, a historic town in Monmouthshire, Wales. Located to the north of Monmouth's town centre, Osbaston is a largely residential area known for its peaceful atmosphere, scenic surroundings, and proximity to the River Monnow. The area features a mix of traditional and modern housing, with some properties offering beautiful views of the countryside.

Osbaston is home to Osbaston Church in Wales Primary School, a well-regarded local school, making it a popular area for families. The nearby countryside provides opportunities for walking and outdoor activities, while Monmouth's town centre, with its shops, restaurants, and historic landmarks, is just a short distance away.

Overall, Osbaston offers a blend of modern convenience and rural charm, making it a desirable place to live within Monmouth.



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KEY FEATURES

- Spacious four-bedroom detached home
- Large and private rear garden
- Three reception rooms
- Located in the sought-after location of Osbaston
- Ample living accommodation
- Garage and driveway parking for multiple vehicles



STEP INSIDE



As you step into this beautifully spacious detached family home, you are welcomed by a bright entrance hallway that provides access to all ground floor rooms and the staircase leading to the first floor. Designed with growing families in mind, this impressive home features three generous reception rooms.

At the front of the property, there is a versatile study - ideal for those working from home or as a playroom if needed.

The large dining room offers ample space for a dining table and chairs, with a window overlooking the side aspect and convenient double doors leading into the living room.

The living room is a standout feature, boasting a generous size, an electric fireplace with a marble surround, sliding doors opening to the rear garden, and a large window that fills the space with natural light.

Beyond the living room, the spacious kitchen/breakfast room is well-equipped with a range of wall and base units, an integrated oven and dishwasher, and plenty of room for a breakfast table and chairs.

Accessed from the kitchen, a bright and airy sun room with Velux windows and two sliding doors provides seamless access to the private, beautifully maintained rear garden.



The position & size of doors, windows, appliances and other features are approximate only.
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Bedrooms three and four are well-proportioned, with bedroom three benefiting from a built-in wardrobe and dual aspect, while bedroom four has direct access to the family bathroom.

STEP OUTSIDE



The front of this impressive family home provides ample off-road parking for multiple vehicles, ensuring convenience for both residents and guests.

To the rear, the garden is a true highlight of the property, offering a beautifully landscaped outdoor space designed for both relaxation and entertaining. A well-manicured lawn provides a lush green setting, perfect for children to play or for outdoor activities. A generously sized patio area creates an ideal spot for alfresco dining, summer barbecues, or simply unwinding with family and friends. Surrounding the garden is a diverse range of mature shrubs, plants, and trees, adding depth, character, and a natural sense of tranquillity.

The garden enjoys an excellent degree of privacy, making it a peaceful retreat away from the hustle and bustle of daily life. Additionally, its sought-after southerly aspect ensures that it benefits from sunlight throughout the day, making it a warm and inviting

INFORMATION

Postcode: NP25 3HR
Tenure: Freehold
Tax Band: I
Heating: Gas
Drainage: Mains
EPC: TBC





DIRECTIONS

From our Monmouth office, head north on Agincourt Square. At the traffic lights, turn left onto Monk Street. Proceed up the Hereford Road. At the top of the Hereford Road, turn left onto Highfield Road. Follow the road right down to the bottom and The Mans Field will be found on the left at the bottom of the hill.



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