



OSBASTON

Guide price **£530,000**





# 8 WALLIS CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3NS



Deceptively spacious three/four-bedroom family home  
Immaculately presented with beautiful views over Monmouthshire  
Sought after area of Osbaston

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

- Three/four bedroom detached family home
- Immaculately presented throughout
- Stunning views over Monmouthshire
- Flexible, split level living space
- Private rear garden
- Double garage and driveway parking



# STEP INSIDE



As you step into this beautifully presented split-level home, you are greeted by a welcoming hallway with access to flexible living space and stairs leading to both the upper and lower levels.

Off the hallway, a versatile reception room is currently used as a formal lounge. This room is enhanced by a charming bow window and an additional side window allowing natural light to flood in, along with a modern gas flame-effect fireplace for added warmth and ambiance. This space could be easily adapted to other uses such as an additional large bedroom if needed.

A dedicated study, currently furnished as a double home office, is perfect for remote work. With a large window overlooking the front of the property, this was originally a fourth bedroom.

The practical utility room is fitted with contemporary wall and base units, along with a washing machine and tumble dryer. From the utility room, there is access to a convenient WC and a door leading to the double garage.

From the hallway a half staircase leads up to the upper level, where natural light pours in through windows from all aspects, creating a bright and airy atmosphere and making the best use of the stunning views across the Monmouthshire countryside.



Wallis Close, Osbaston, Monmouth

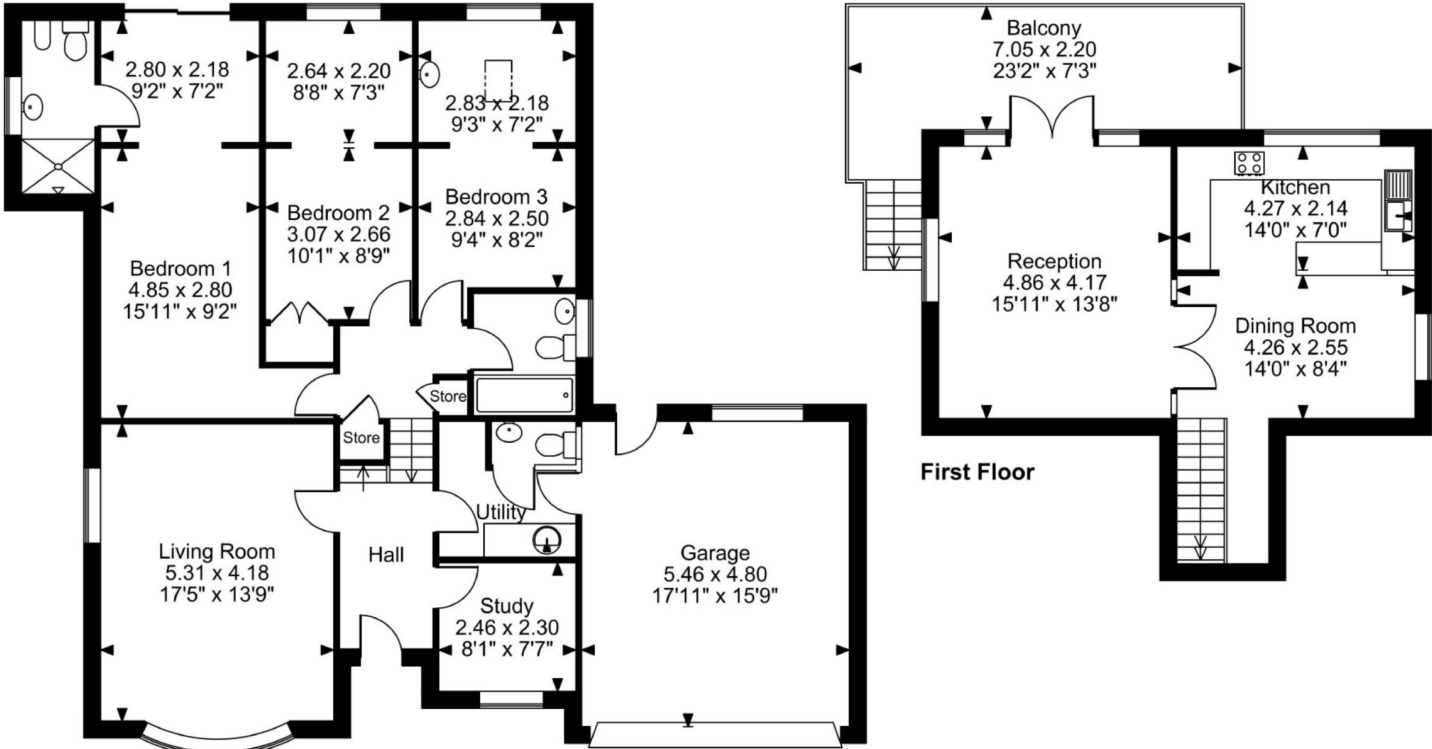
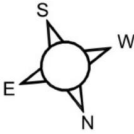
Approximate Gross Internal Area

Main House = 1655 Sq Ft/154 Sq M

Garage = 282 Sq Ft/26 Sq M

Balcony external area = 180 Sq Ft/17 Sq M

Total = 1937 Sq Ft/180 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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The modern kitchen is beautifully designed with a stylish range of wall and base units, integrated double oven, integrated microwave and Neff induction hob. A large rear-facing window provides stunning countryside views, while a breakfast bar enhances the space's functionality.

The kitchen seamlessly flows into the dining area, making it an ideal spot for entertaining family and friends. Glass doors connect the dining space to a reception room, which opens onto a wrap-around balcony with breathtaking views of the Monmouthshire countryside and direct access down into the south facing garden.

On the lower level of the home, the inner hallway features a useful storage cupboard and leads to three generously sized double bedrooms and a family bathroom. The principal bedroom is an impressive space, featuring a charming archway that creates a perfect dressing area, complemented by sliding doors leading to the rear garden. This bedroom also benefits from a stylish en-suite wet room.

Bedrooms two and three each offer ample space with designated dressing or studying areas, and large windows overlooking the rear aspect. Completing this wonderful family home is a well-appointed family bathroom.



# STEP OUTSIDE



The front of the property features a front garden with driveway parking for one vehicle and a double garage with ample space for another car to park. There is additional street parking outside the house, which is situated on a quiet cul-de-sac.

The garage itself offers useful features such as a workbench, shelving, a Worcester combi boiler, and direct access to the rear garden.

The rear, south facing garden is mainly laid to level lawn and is bordered by well-established mature shrubs and trees. It features a summer house with power, a large storage shed and a greenhouse. An additional benefit is the wholly owned solar panels on the property.

#### AGENT'S NOTE:

There are solar panels at the property (owned).

## INFORMATION

Postcode: NP25 3NS

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: TBC







## DIRECTIONS

From the Monmouth office proceed on to B4293 passing White Swan Court. Turn left at the traffic lights into Monk Street A466. Take the left turn onto Osbaston Road. Continue along this road for half a mile, passing the school on the left-hand side. Turn right into Chaucer Way and proceed up the hill, turn left onto Wallis Close. Proceed towards the end of the cul-de-sac where number 8 can be found on the left hand side.





2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
[monmouth@archerandco.com](mailto:monmouth@archerandco.com)  
[www.archerandco.com](http://www.archerandco.com)



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