



19 Dixon Close  
Monmouth | Monmouthshire | NP25 3HE

FINE & COUNTRY







# 19 Dixton Close

Introducing a brand-new, four-bedroom dream home under construction in the coveted Dixton Close neighbourhood, where modern luxury meets ultimate convenience. This elegant residence is perfectly situated within walking distance of a vibrant array of shops and top-tier schools, making it an ideal choice for families seeking the perfect blend of comfort and accessibility.

## Key Features:

- **Spacious Living:** This house boasts ample living space, with four well-appointed bedrooms, providing plenty of room for family members and guests. Every bedroom is designed with comfort and relaxation in mind.
- **Contemporary Design:** The architecture reflects a modern aesthetic, blending seamlessly with the surrounding neighbourhood while offering all the amenities you'd expect in a newly constructed home.
- **Convenient Location:** Dixton Close's prime location ensures that you're just a stroll away from local shops, boutiques, and supermarkets. Whether you need groceries or are looking for a charming cafe for your morning coffee, it's all within easy reach.
- **Educational Excellence:** For families, the proximity to schools is a major advantage. The house is within walking distance of renowned primary and secondary schools, making the daily school run a breeze.
- **Quality Craftsmanship:** Expect nothing less than superior craftsmanship and attention to detail. This residence is being built to the highest standards, ensuring that it meets the needs of modern living while providing a timeless appeal.
- **Spacious Gardens:** Enjoy outdoor living with large terrace gardens that offer ample space for recreation, gardening, or simply relaxing in the fresh air.
- **High-End Finishes:** The house will feature top-of-the-line finishes, from sleek kitchen appliances to stylish bathroom fixtures, ensuring that your daily life is both comfortable and elegant.
- **Energy Efficiency:** A focus on energy efficiency means lower utility costs and a reduced carbon footprint, benefiting both your wallet and the environment.

This soon-to-be-completed house in Dixton Close represents an incredible opportunity to make your dream home a reality. With its unbeatable location, modern design, and commitment to quality, it promises to be a residence where you can create lasting memories and truly enjoy the best of what Dixton Close and the surrounding area have to offer. Don't miss the chance to make it your own.

Currently under construction a spacious family house boasting approximately 2,500 square feet of living space. This fantastic home offers five bedrooms, including a principal bedroom with its en-suite shower room, and a lovely North West facing rear garden and off-street parking for two cars.

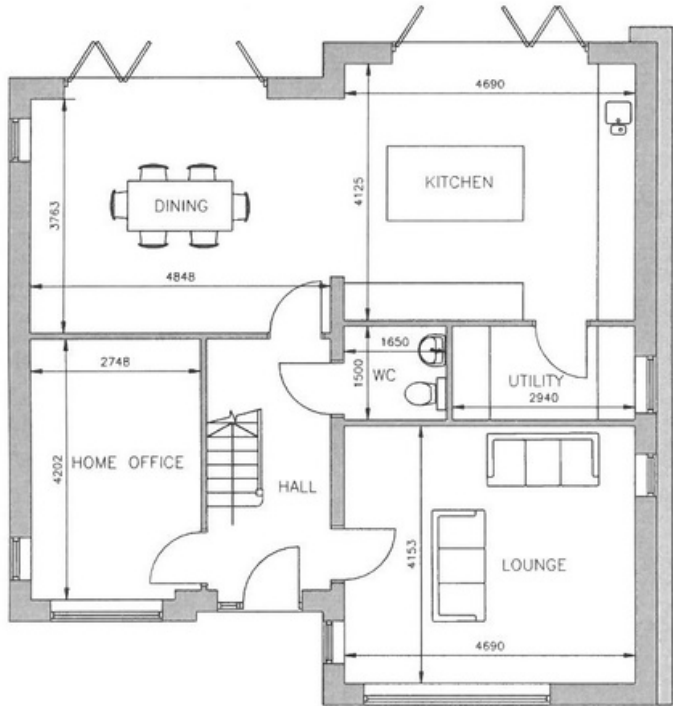
The property has been designed, incorporating large windows and bi-fold doors which help to provide the spacious and light feel that buyers desire.

This home is equipped with an eco-friendly Air Source Heating system, providing hot water and central heating, with underfloor heating on the ground floor and conventional radiators upstairs. The kitchens come equipped with all the appliances you would ever need and stunning quartz worktops.

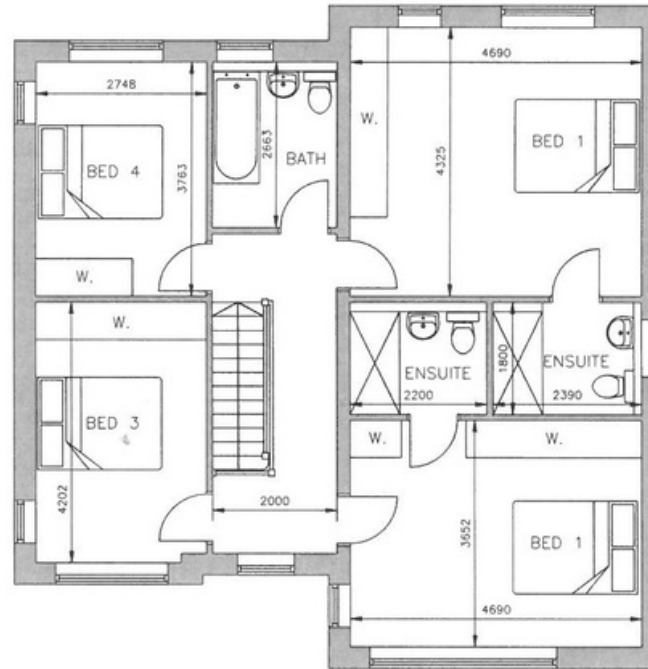
Here's a summary of the high specifications you can expect:

- Traditional construction with rendered or stone elevations
- Eco-friendly Air Source Heating
- Double glazing
- Traditional feature fireplaces with fitted wood-burners
- Bi-fold doors from family areas
- Quality bathrooms with generous tiling
- Luxury worktops in the kitchens
- Quality appliances, including an oven, hob, and dishwasher
- Turfed gardens
- LABC warranty for peace of mind





GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED DWELLING

19 DIXTON CLOSE  
MONMOUTH  
MONMOUTHSHIRE  
NP25 3HE

Title  
ALTERNATIVE  
FLOOR PLAN OPTION

**CHURCH +  
HASTINGS**

Rory Brock  
M: 0 7 7 1 2 2 5 9 3 7 8

April Church  
M: 0 7 9 7 9 5 4 1 3 9 7

Drawn	APC
Scale	1:100 @ A3
Date	JULY 2023

Drawing Number

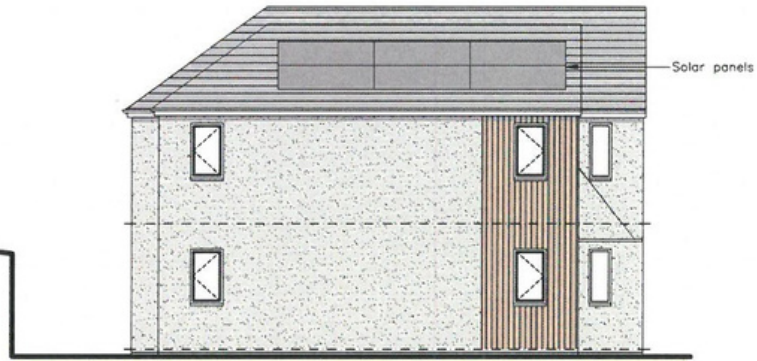
SK1

Revisions





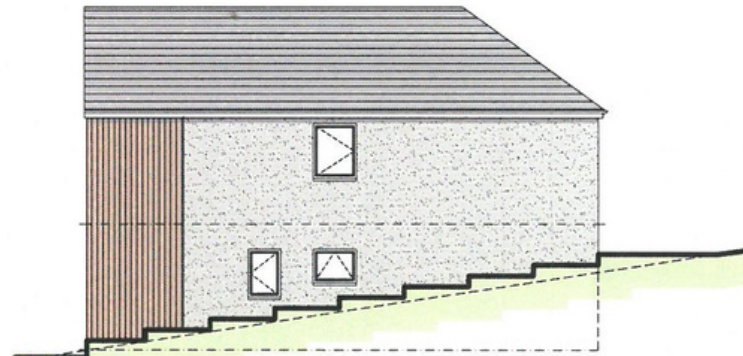
FRONT (E) ELEVATION



SIDE (S) ELEVATION



REAR (W) ELEVATION



SIDE (N) ELEVATION

B 14.08.23 – Length of house amended & retaining wall added  
 A 09.08.23 – Width of house amended

PROPOSED DWELLING

19 DIXTON CLOSE  
 MONMOUTH  
 MONMOUTHSHIRE  
 NP25 3HE

Title  
 ELEVATIONS  
 AS PROPOSED

CHURCH +  
 HASTINGS

Rory Brock  
 M: 0 7 7 1 2 2 5 9 3 7 8

April Church  
 M: 0 7 9 7 9 5 4 1 3 9 7

Drawn	APC
Scale	1:100 @ A3
Date	JUNE 2023

Drawing Number

07

Revisions

B



# Location

Welcome to Monmouth, a picturesque town nestled in the heart of the countryside. Located just 7 miles from Chepstow and The Severn Bridge, Monmouth is known for its historical charm and natural beauty.

The town is centred around a bustling town square, where you'll find a mix of historic architecture and modern amenities. Monmouth is famous for its rich history, with notable landmarks and attractions like Monnow Bridge, a medieval river crossing, and the Shire Hall, which played a significant role in the birth of the modern British legal system.

Monmouth offers a range of amenities, including shops, cafes, and restaurants, making it a vibrant and welcoming community. For those with families, there are several primary and secondary schools in the area, ensuring that education is easily accessible.

Nature enthusiasts will appreciate the surrounding landscape, which consists of lush countryside, woodlands, and scenic trails. The Wye Valley, a designated Area of Outstanding Natural Beauty, is just a stone's throw away, providing ample opportunities for outdoor activities like hiking, cycling, and exploring the meandering River Wye.

Additionally, Monmouth is well-connected with a regular bus service to nearby towns and cities, making it convenient for both commuting and leisure travel. So, whether you're looking for a peaceful rural retreat, historical charm, or outdoor adventure, Monmouth has something to offer everyone..

Monmouth is a lovely town in Wales with a range of schools and shops to serve its residents. Here's an overview:

## Schools:

- Monmouth Comprehensive School: A well-regarded secondary school serving the town and the surrounding area. It provides education for students aged 11 to 18 and offers a broad curriculum.
- Monmouth School: A prestigious independent boys' school with a rich history, offering education from preparatory through to senior levels.
- Haberdashers' Monmouth School for Girls: An independent girls' school affiliated with the Haberdashers' Company, providing high-quality education from preparatory through to senior levels,

- Kymin View Primary School: A primary school serving the town and nearby communities, offering education for children aged 4 to 11.
- Overmonnow Primary School: Another primary school in Monmouth providing education for children aged 4 to 11.

## Shops:

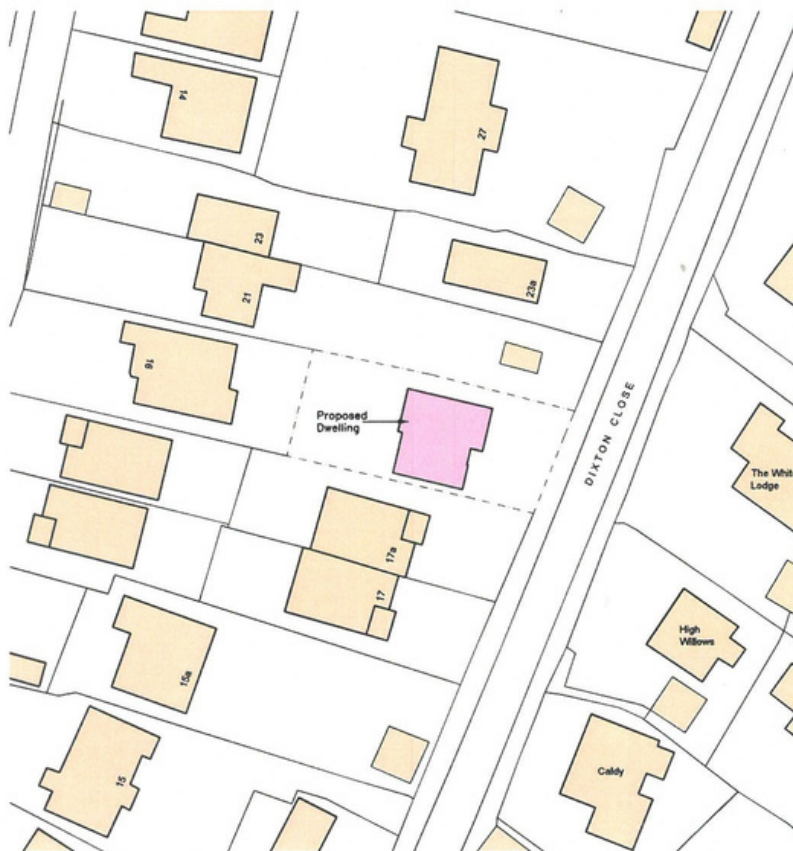
Monmouth's town centre has a mix of independent and chain stores, making it a delightful place for shopping. Here are some of the types of shops you can find in Monmouth:

- Independent Boutiques: Explore charming independent boutiques selling clothing, jewellery, and gifts. These shops often offer unique, handcrafted items.
- Local Grocers: You'll find local grocery stores and supermarkets for your everyday shopping needs.
- Antique Shops: Monmouth is known for its antique shops, offering a wide range of vintage and collectable items.
- Art and Craft Stores: If you're interested in arts and crafts, some shops sell supplies, as well as galleries displaying local art.
- Bookstores: There are bookstores where you can browse for both new and secondhand books.
- Specialty Food Shops: Explore speciality food shops offering local produce, artisanal goods, and international delicacies.
- Homeware and Gifts: You'll find stores selling homeware, furniture, and unique gift items..

The town centre, in particular, is a great place to stroll and discover these shops, with a variety of cafes and restaurants where you can take a break and enjoy the local atmosphere.







**SITE PLAN 1:500**



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**SITE LOCATION PLAN 1:1250**



PROPOSED DWELLING

19 DIXTON CLOSE  
MONMOUTH  
MONMOUTHSHIRE  
NP25 3HE

TITLE  
SITE PLAN AND  
SITE LOCATION PLAN

# CHURCH + HASTINGS

Rory Brock  
M: 0 7 7 1 2 2 5 9 3 7 8

April Church  
M: 0 7 9 7 9 5 4 1 3 9 7

Drawn APC

Scale 1:1250, 1:500 @ A3

Date JUNE 2023

Drawing Number

01

Revisions

Postcode: NP25 3HE | Tenure: Freehold | Tax Band: TBC | Authority: Monmouthshire | Heating: Air Source Heat Pump | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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Fine & Country  
Tel: 01600 775930  
monmouth@fineandcountry.com  
2 Agincourt Square, Monmouth, NP25 3BT

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