



Oakfield

Pencoed Lane | Llanmartin | Newport | Gwent | NP18 2ED

FINE & COUNTRY



Step inside

Oakfield

This unique spacious detached five double bedroom family home comes to the market with no onward chain!

The property is set in approximately 6 acres of garden and grounds and is approached via a sweeping driveway providing off street parking for several vehicles and leading to a detached triple car garage. This one of a kind extended family home is located on Pencoed Lane in Llanmartin. The property boasts excellent transport links with easy access onto the M4 motorway, it also has picturesque views over the local countryside towards the Celtic Manor and Wentwood. The property also benefits from data cabling throughout the house and a full alarm system with master blasters.

Entering the property through the front double door, is the light and airy entrance hall, with a curved staircase leading to the first floor. From the hall there is access to all the ground floor rooms. The kitchen/diner is a spacious area with a modern fitted kitchen featuring an extensive range of wall and floor units complimented with granite worktops with integrated appliances, and room for a free-standing American fridge freezer. This room also benefits from an air conditioning unit and a one of a kind walk-in Fridge.

The main living room is located on the right of the property with stunning views from the large bay window and will easily house all your living furniture. To the front of the property you have the beautifully spacious dining room with ample space for a large dining table and chairs and access through two double doors to the patio seating area.

Off the kitchen to the rear of the property you have the orangery, a beautiful bright room flooded with natural light boasting picturesque views and four sets of patio doors, bringing the outside in and making this area perfect for entertaining and family gatherings.

On the left side of the property you have an additional sitting room/large office with a storage cupboard for your shoes and coats and a large bay window overlooking the front. Off the sitting room is the games room with enough space for a full-sized snooker table and bar area. On the ground floor you also benefit from having a cloakroom with wc and wash hand basin and a family bathroom with a further wc, wash hand basin and panelled bath with shower overhead.

On the first floor there are five double bedrooms, all of which have en-suites. The master bedroom also benefits from having air conditioning and a dressing area and the en suite bathroom consisting of both a walk in shower, freestanding bath, wc and his and hers' wash hand basins. Bedroom five has the advantage of a study or dressing room area at the rear of the room before leading out to the sun terrace. On this floor you also have the luxury of a stunning sun terrace with panoramic views and electric points for a hot tub.

This property truly is one of a kind and must be viewed to appreciate what it has to offer.









Step outside

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The gardens and grounds extend to approximately 6 acres and include a large patio area that wraps around most of the property and has spectacular views over to the Celtic Manor.

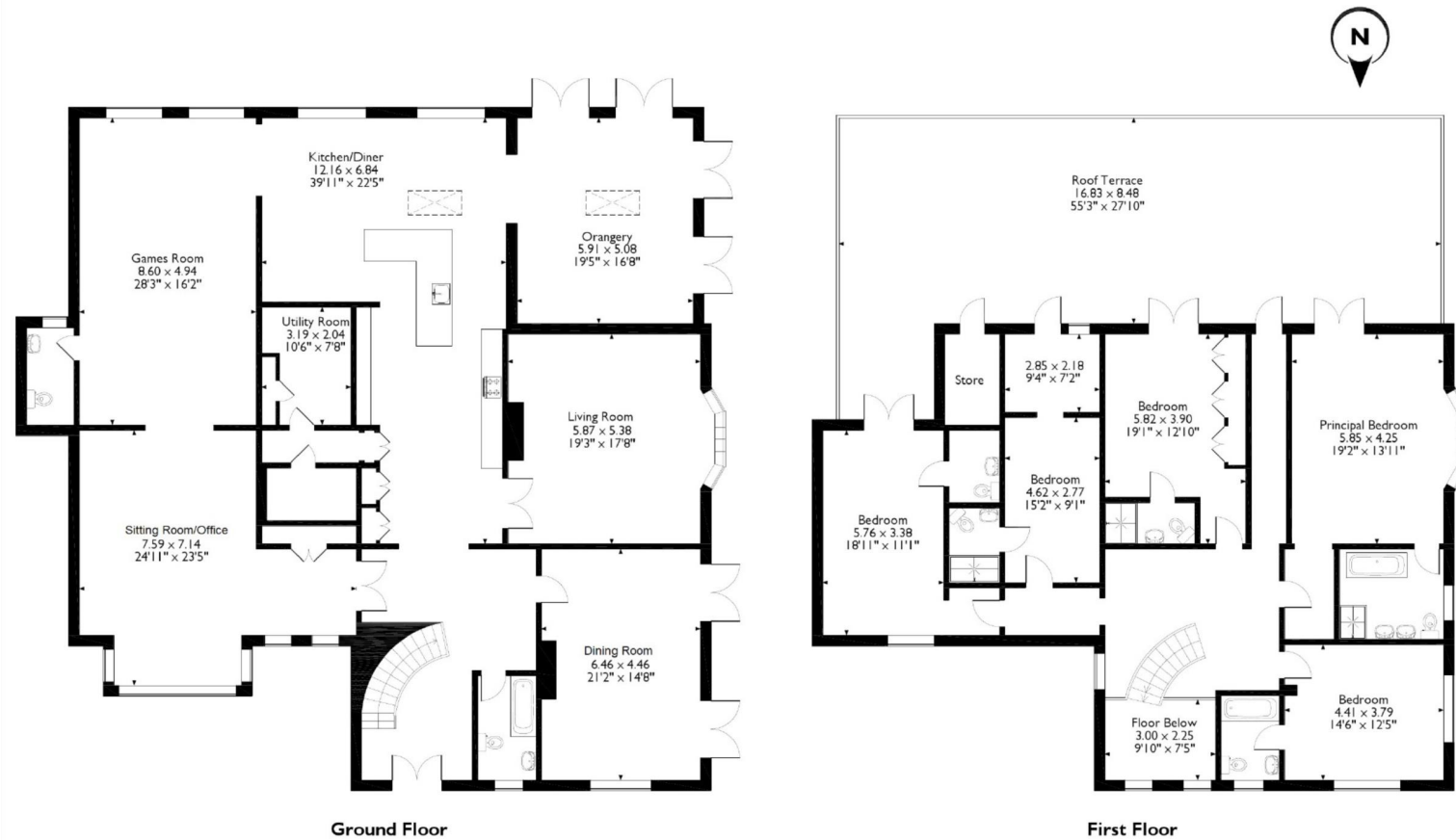
From the garden you also have access to the triple car garage with space above that could be converted into an annexe/office (subject to planning), this could provide perfect additional living accommodation for grandparents or a teenage child.

AGENT'S NOTE: The property is now unfurnished. The photographs were taken in 2021 when the property was furnished.

DIRECTIONS

From Llanmartin, Newport NP18: Head east on Magor Road/B4245 towards Waltwood Road. Turn left onto Pencoed Lane and the property can be found on the left hand side accessed via double wooden gates.





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP18 2ED | Tenure: Freehold | Tax Band: | Authority: Newport | Heating: Oil | Drainage: Private |



*Internet speed according to the BT Availability Service using the postcode and landline
 All measurements are approximate 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(95-100) A			(10-100) A		
(85-95) B			(95-100) B		
(75-85) C			(85-95) C		
(65-75) D			(75-85) D		
(55-65) E			(65-75) E		
(45-55) F			(55-65) F		
(35-45) G			(45-55) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Energy Efficiency Rating: 61 (Current), 46 (Potential)
 Environmental Impact (CO₂) Rating: 53 (Current), 67 (Potential)



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