



5 & 7 Old Dixon Road
Monmouth | Monmouthshire | NP25 3DP

SELLER INSIGHT

“7 Old Dixon Road has been my Grandmother's cherished home for the past 40 years. What first drew her to the property was its location - ideally situated near the schools and the town centre, offering great potential. She initially purchased number 7 and later acquired number 5 next door, which had once been a shop and still retained its charming original shopfront windows.”

“The area is wonderfully quiet and peaceful and has been a true haven for her. She had the walls insulated, making the home feel calm and cosy.”

“Her favourite room was always the kitchen - a newly renovated space with stone worktops and far more room than the original kitchens. It's flooded with natural light, and from the window, you can enjoy a full view of the garden.”

“The garden itself is private and enclosed by original town stone walls, which we lovingly had repointed - a real labour of love. It's designed for low maintenance, with established perennial borders. It's a true sun trap, perfect for sitting outside, yet there's plenty of shade from the trees. My Grandmother loved watching and feeding the birds that visited regularly, many of which were drawn in by the nearby river.”

“The house flows beautifully and is perfect for entertaining. We have so many treasured family memories here - particularly at Christmas time when we would all gather together. Most bedrooms have their own ensuite, making it ideal for guests and family stays.”

“The local community is warm and welcoming. The house is just a short walk from the heart of Monmouth, which is full of independent shops and places to eat and drink. Without even crossing the road, you can access miles of scenic riverside walks. My Grandmother, a keen runner, would regularly complete five-mile routes - the area is rich in walking and running trails. There's also a real buzz of activity locally - from wild swimming and regattas to community events - there's always something happening.”

“This home meant everything to my Grandmother. I have so many precious memories of time spent here as a child. We'd sit and watch Wimbledon in the back lounge, which stays beautifully cool in summer thanks to the original quarry tiles. And in winter, the house felt just as special - warm and welcoming, with a unique ability to bring the outside in.”

“She poured her heart into this house over the years. It even received a design award - a source of great pride for her. It's a hard home to let go of, but we hope that whoever lives here next will love it every bit as much as we all have.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP INSIDE

Behind its charming cottage frontage, this home opens into a surprisingly spacious and stylish interior, showcasing a beautifully flowing layout ideal for modern living. Entering through the welcoming kitchen, you are greeted by a central island and direct garden access, seamlessly connecting to the cosy snug, once a shop, now a relaxing retreat. A practical utility area with a cloakroom adds everyday convenience. The snug leads into a formal dining area featuring a fireplace and wood-burning stove, providing a warm and inviting atmosphere for gatherings. From the entrance hall, the property opens into a generously sized formal sitting room with French doors leading out to the rear garden, perfect for entertaining or enjoying quiet evenings.

On the first and second floors, the property offers well-appointed bedrooms, including a principal bedroom with an en suite bathroom and another bedroom served by a family bathroom. The top floor features an additional bedroom with an en suite, alongside a cleverly converted bedroom now serving as a kitchen, offering flexibility for multigenerational living, guest accommodation, or an additional fifth bedroom if required.

This property combines character features with practical spaces, providing a home that caters to a variety of lifestyles while retaining its original warmth and charm.

LOCATION

This charming former shop and cottage on Old Dixton Road offers the perfect blend of town convenience and peaceful living. Located within a pleasant walk of Monmouth's vibrant high street, this spacious home is ideal for those seeking character, style, and a lifestyle enriched by local cafes, boutiques, and river walks. Monmouth is well-regarded for its community feel, excellent schools including Haberdashers', and easy connections to the surrounding countryside and major transport routes. Perfect for buyers moving from London or those downsizing locally.















STEP OUTSIDE

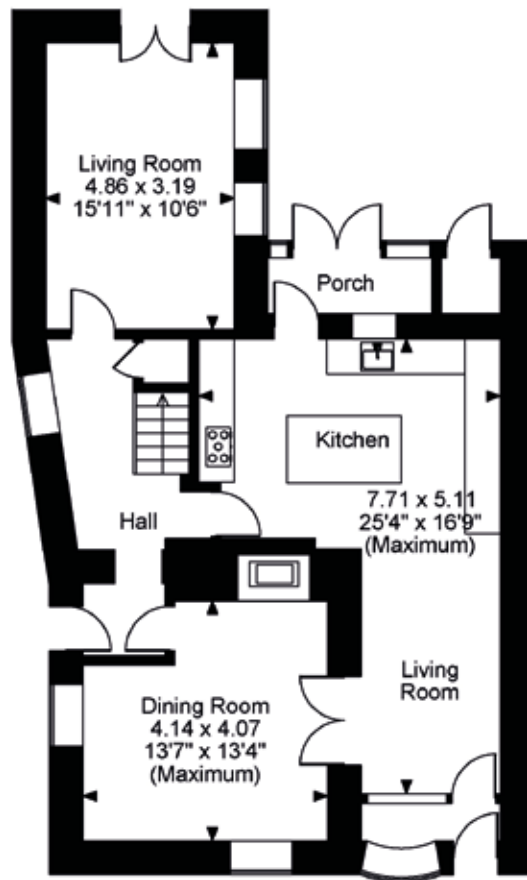
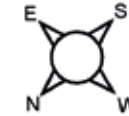
The landscaped courtyard garden at Old Dixton Road offers a private sanctuary, framed by mature shrubs and multiple seating areas designed for year-round interest and enjoyment. This outdoor space provides an ideal setting for relaxation and entertaining while retaining a sense of seclusion from the bustle of town life. There is the added convenience of a gardener's loo, making outdoor living comfortable and practical. The location allows for a pleasant stroll into Monmouth's high street while maintaining the feeling of being tucked away, offering a perfect balance between accessibility and tranquillity.



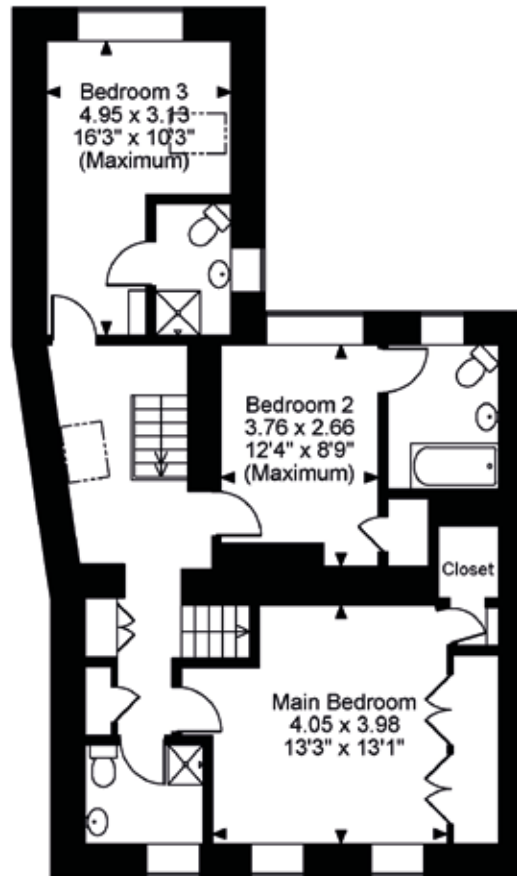


Old Dixon Road, Monmouth
Approximate Gross Internal Area
2002 Sq Ft/186 Sq M
 Quoted Area Excludes 'External C/B'

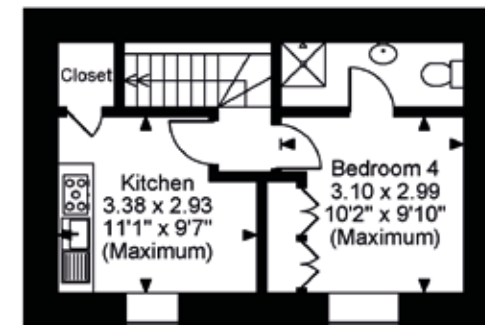
Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second 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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Council Tax Band: G
 Tenure: Freehold



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