



Brooklands
Hereford Road | Monmouth | Monmouthshire | NP25 3HQ





STEP INSIDE

Brooklands

Unique and elegant five-bedroomed family home with a detached guest suite, surrounded by landscaped gardens and within walking distance of the heart of historic Monmouth..

Location and situation

Monmouth is a market town that's steeped in history and surrounded by beautiful countryside.

It's located at the point where the Rivers Monnow, Trothy and Wye meet, making it a lovely spot for those who enjoy an active, outdoor lifestyle.

Monmouth has an upscale, traditional shopping street with boutique and independent shops, bakeries and delis and farmers' markets, along with national retailers such as Waitrose, M&S Simply Food and Lidl. There are several places to eat out, including the Michelin starred The Whitebrook, a variety of services and two theatres.

There are several excellent educational institutions locally, including the Haberdashers' independent schools for boys and girls in Monmouth.

The town has a football club, a rowing tradition and a swimming pool, as well as a golf club with the Black Mountains as a backdrop. The Wye Valley walk passes through the town and it's a great place for those who enjoy walking, cycling, kayaking and climbing.

All in all, this is a town with a rich heritage and vibrant community, making it one of the most desirable places to live in South Wales.

Monmouth has excellent transport links, with the M4 and M5 both easy to reach.

The rail station at Newport runs direct trains to London.









STEP INSIDE

Brooklands

Step inside:

Entrance halls don't come much more dramatic than the one at Brooklands.

Beautifully lit by a tall, three-part bay window, it serves as a conduit to most of the main rooms and the beautiful staircase to the floor above. The wooden floors and steps in this split-level area contribute to a sense of elegance and style that follows through the rest of the house.

To the left of the hall is a generous drawing room with an east-facing bay window overlooking the garden and more windows providing a view of a terrace. This light and airy space has a polished stone fireplace, black hearth and multi-burner.

There's a sitting room/snug with a wooden floor and plenty of room for seating, making it perfect for family evenings watching the television or playing board games.

Steps lead from the hallway into the dining room, a refined space with glass and wood-panelled French doors providing a lovely view of the garden.

Adjoining it is the spacious kitchen/breakfast room that's undoubtedly the heart of the home and a wonderful location for family life and entertaining. A west-facing picture window and charming bay window flood this area with light and the ceramic tile floor is durable and elegant. The kitchen is fitted with luxury Häcker cabinetry from Germany, with dove grey-panelled fronts and polished granite worktops. These are complemented by a glass-fronted dresser with a built-in wine rack.

There's a peninsula bar and central island unit housing a double-bowled stainless steel sink with

an extendable mixer tap, alongside a Siemens five-ring induction hob.

Siemens double ovens and a grill, along with a microwave and coffee machine, an integrated fridge and freezer, a fully shelved pantry cupboard and a built in dishwasher, complete the line-up.

Adjoining the kitchen is a useful utility room and a passageway leads to a further reception room with stairs leading to a bedroom or office. Close by is a WC, one of two on this floor.

The main staircase rising from the hallway leads to a luxurious master bedroom suite, with a dressing room and elegant en suite with a bath and shower. Two large windows ensure this space is flooded with light.

Of the four other bedrooms, two have en suites. There an elegant family bathroom with a bath and shower and the galleried landing has a walk in airing cupboard.

The self-contained annexe, which has a similar appearance to the main house, has a ground floor kitchen/living room with a WC and shower and a large first floor bedroom.

Brooklands was built to a high standard, with cavity walls finished in hand-crafted bricks, and has since been tastefully remodelled throughout using high quality fixtures, fittings and finishes that blend timeless design with modern luxury. The house has double glazed hardwood windows, mostly natural oak panelled interior doors and, in many rooms, low voltage downlighters. The central heating is run from mains gas.















STEP OUTSIDE

Brooklands

Step outside

Immaculately landscaped gardens, natural stone sun terraces and well-considered planting combine to create a tranquil, beautiful and private outside space.

There are sculpted lawns and well-stocked flower and rose beds, along with mature shrubs and a well-established hedgerow interspersed with trees that combine to provide effective screening.

A unique split-level stone sun terrace nestles beneath the first floor on the south side of the house, offering a sheltered outdoor space for entertaining or quiet relaxation.

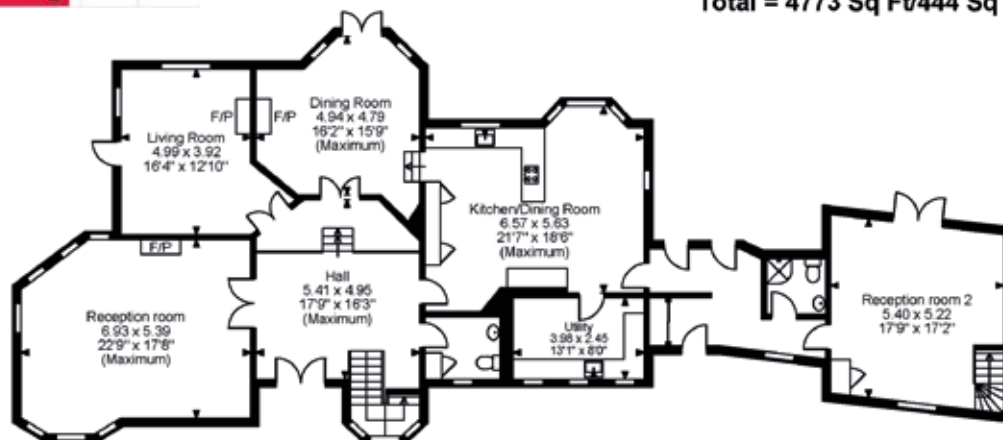
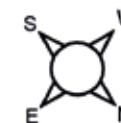
The gently sloping, low-maintenance garden to the rear of the house has additional paving, a variety of shrubs and a pathway leading to a concrete base suitable for a greenhouse, outbuilding or vegetable garden.

Brooklands is approached along a shared sweeping drive. The property has extensive parking at the front and around the back.

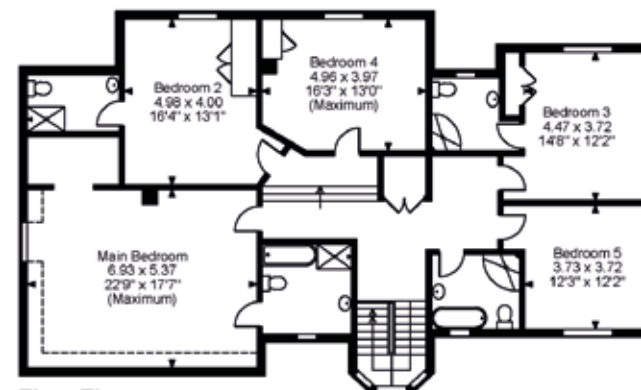




Brooklands Hereford Road, Monmouth
Approximate Gross Internal Area
Main House = 4268 Sq Ft/397 Sq M
Annexe = 505 Sq Ft/47 Sq M
Total = 4773 Sq Ft/444 Sq M



Ground Floor



First Floor



Annexe Ground Floor



Annexe First Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Council Tax Band: I
 Tenure: Freehold



Agents notes: 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Fine & Country (Chepstow) Ltd Company Reg. No. 13925383. Registered office address: 2 Agincourt Square, Monmouth, NP25 3BT Printed 09.06.2025



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