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The Haven
Sluvad Road
New Inn,
Pontypool,
Torfaen,
NP4 0SX

The Haven

Guide Price £1,200,000

A substantial country property offering 5/6 bedrooms and four reception rooms, set in manicured grounds totaling 7.6 acres, in a highly sought after, semi-rural location, yet excellent commuting options.

An outstanding, substantial detached country home

Flexible spacious accommodation comprising: 5/6 bedrooms plus 4 reception rooms. Ideal for a large or extended family

Well presented and maintained accommodation throughout

7.6 acres of manicured grounds

Panoramic views across grounds from property

Detached quadruple garage building, with potential to convert into annexed accommodation, subject to planning permission

45' x 24' Modern Portal building

Highly sought after, Semi-rural setting, yet offering excellent commuting options. Just 7.4 miles from Junction 25a of M4





'The Haven' is a substantial, detached family home, offering beautifully presented and maintained, living and bedroom accommodation. It is set in manicured grounds totaling 7.6 acres. The property lies in a highly sought-after, semi rural location, yet with excellent commuting options to Newport, Cardiff and Bristol.

The house offers flexible living and bedroom accommodation ideal for a large or extended family. With 5/6 double bedrooms, four reception rooms and a modern kitchen/breakfast room. The property enjoys panoramic views over its own grounds. Currently presented as Parkland it could easily be adapted for Equestrian purposes, or other small holding interests. The accommodation briefly comprises; an ENTRANCE HALL (6'5" x 24'5"), leading through to a reception HALLWAY (8'9" x 17'9" plus 6'8" x 17'4"), with stairs to the first floor accommodation and built in cloaks storage. The impressive 47' long LIVING ROOM (14'8" widening to 19'8" x 47'1"), is dual aspect, with five pairs of French doors, four to rear enjoying views over the grounds. The DINING ROOM (24'11" x 12'9"), is open plan to the living room.

French doors from both the dining room and living room lead into the lounge. The LOUNGE (25' x 16'4") with window to front, has an ornate fireplace flanked by arched recesses. The modern KITCHEN/ BREAKFAST ROOM (19'6" x 18'3"), is also dual aspect. It offers a bespoke range of base, larder, wall mounted and island units. Integrated 'Bosch' appliances include double oven, induction hob, dishwasher and fridge/freezer. The room boasts high quality porcelain tiled floors, which continue in the living and dining room. A side hallway from the living room has a CLOAKROOM off. It leads to the STUDY (15'6" x 10'11") which has a bespoke range of office furniture. Finally on the ground floor is the UTILITY ROOM (12'3" x 8'5") and a large SHOWER ROOM/ WC (12'3" x 8').

The first floor comprises 5/6 double bedrooms. The MASTER BEDROOM (18'4" x 19'6"), enjoys far reaching views over the

grounds. French doors lead out to a covered BALCONY, enclosed by brushed stainless steel and glass balustrades. It also benefits from a modern EN-SUITE SHOWER ROOM (12'4" x 5'2"). BEDROOM 2 (14'7" x 14'), BEDROOM 3 (19'5" x 8'9") and BEDROOM 4 (14'10" x 8'11"), are all located at the front of the property. Bedroom three benefits from fitted wardrobe/bedroom furniture. BEDROOM 5 (10'8" x 15'3") enjoys views to rear. A low door leads through to an ATTIC/ GAMES ROOM (15'8" x 18'10" max), which has a window to side plus access into eaves storage space. BEDROOM 6 (7' widening to 8'6" to built-in wardrobes x 15'4" max) adjacent to the Master Bedroom, is currently used as a dressing room with fitted wardrobe/bedroom furniture. The FAMILY BATHROOM (12'4" x 11'5") offers a retro grey, 'Rocco' five piece suite, which includes: double ended bath, separate shower cubicle, low-level WC.

Outside, the property offers manicured gardens and grounds totaling 7.6 acres. A detached quadruple GARAGE (22' widening to 30'9" x 47'6" max), building lies to the side of the property where there is a large paved forecourt. Within the garage is a SHOWER ROOM/ WC (6'10" x 6'6"). Stairs lead to a first floor attic room benefiting from power and lighting.

A modern portal building offers additional storage space, it could be converted into an American style stable building, should buyers wish. Beyond this building is a cottage garden with raised borders and fruit trees. The remaining grounds are neatly cut and presented like a golf course fairway, with a feature lake and wild flower area.





Directions

Travelling eastbound on the M4 motorway from Bristol towards Cardiff exit at junction 25a. At the roundabout take the second exit onto the A4042. Continue over four roundabouts, proceeding on the A4042. At the 5th roundabout take the 3rd exit. Proceed along Newport Rd. Turn right onto Jerusalem Lane, take the 2nd right onto Sluvad Road. Continue for approx 1/2 a mile and The Haven is found on the right hand side.

Tenure

Freehold

Services

Mains water and electricity, LPG gas, cesspit drainage

Council Tax Band G

EPC Rating E

Viewing strictly by appointment through
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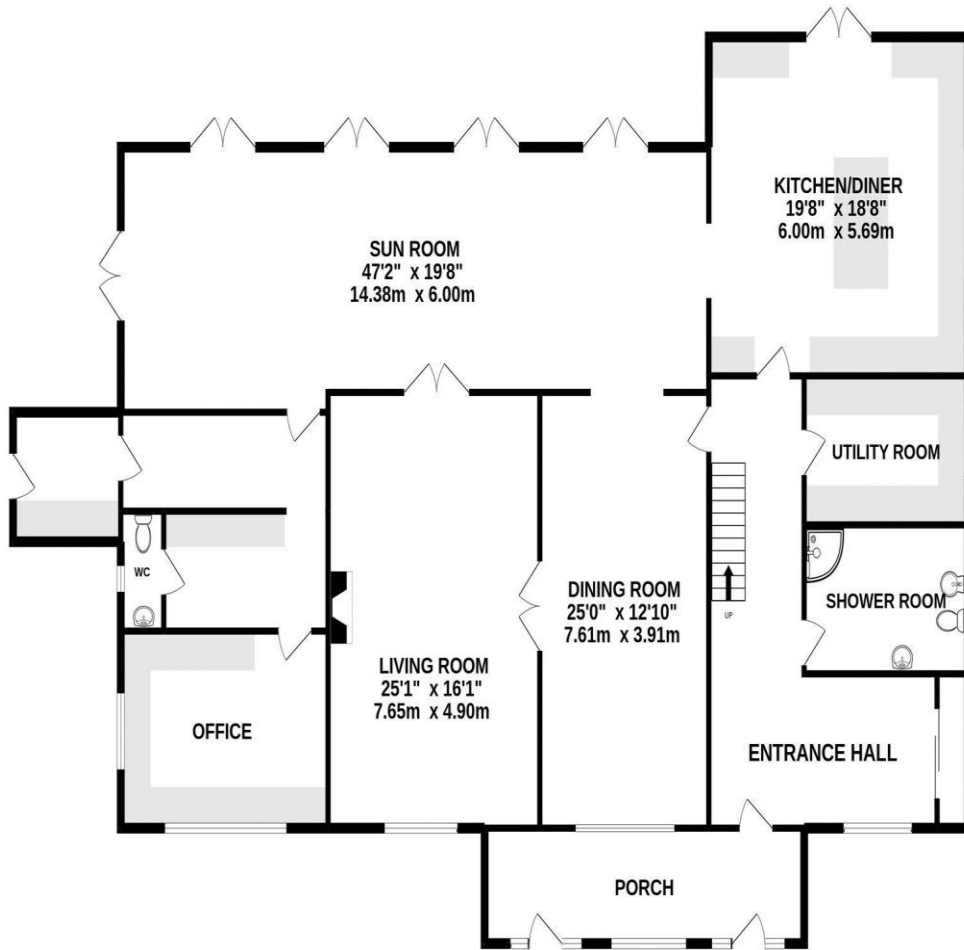


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		

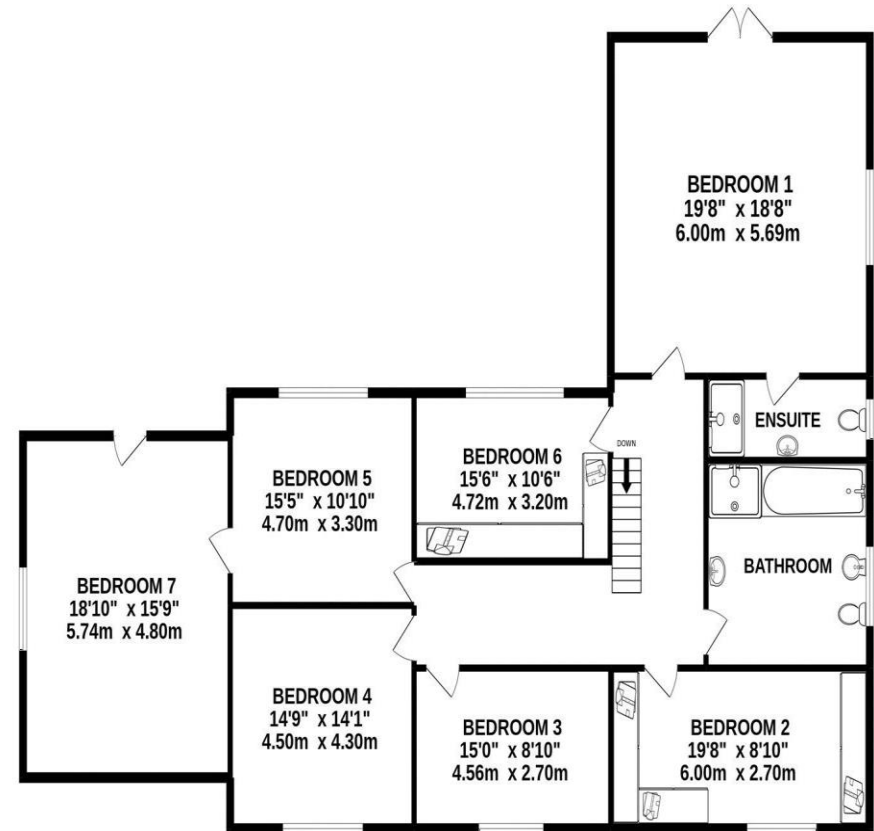
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GROUND FLOOR
2742 sq.ft. (254.8 sq.m.) approx.



1ST FLOOR
1850 sq.ft. (171.9 sq.m.) approx.



TOTAL FLOOR AREA : 4593 sq.ft. (426.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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