

CHRISTIE

R E S I D E N T I A L



KAMDOH, MONMOUTH ROAD, RAGLAN, NP15 2HG

A striking detached family home with large gardens and superb views of Raglan Castle and the surrounding countryside. Requiring updating, the property offers great potential to create a stunning modern home. Further benefits include a double garage, workshop and no onward chain.

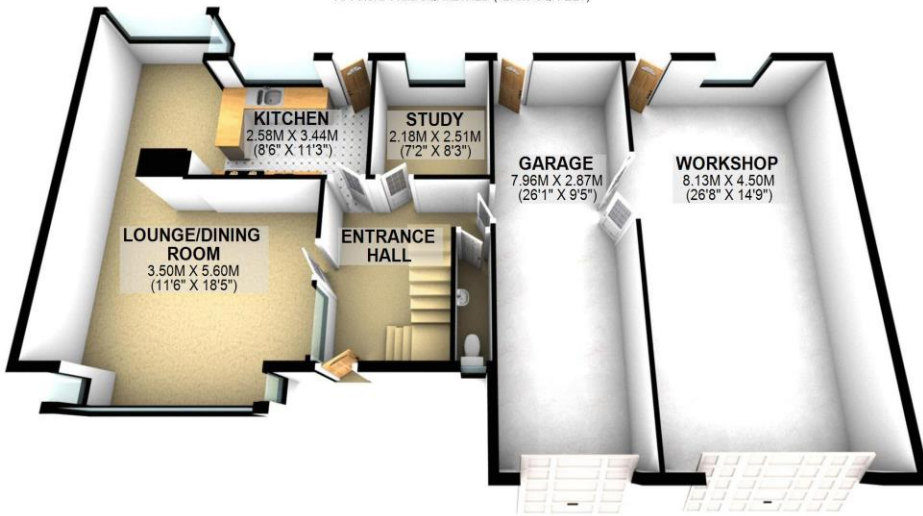
- Detached House
- Modernisation Required
- Large Plot
- Superb Views Of Raglan Castle
- Open Plan Living Space
- Three Bedrooms

PRICE £520,000



GROUND FLOOR

APPROX. 118.5 SQ. METRES (1275.3 SQ. FEET)



FIRST FLOOR

APPROX. 52.0 SQ. METRES (559.4 SQ. FEET)



TOTAL AREA: APPROX. 170.5 SQ. METRES (1834.7 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

Located on the edge of the historic village of Raglan, with views of the ancient castle and overlooking the magnificent Monmouthshire countryside, this striking detached family home was built in 1961 and now requires modernisation. The property sits on an exceptionally generous plot and presents a rare opportunity to create a superb modern home. The ground floor accommodation comprises an open plan lounge/dining room, kitchen with period powder blue oil fired Aga, separate study and WC. From the entrance hall an open case timber staircase leads to three double bedrooms and family bathroom. Outside there is a long driveway providing parking for several vehicles, a car port, a double length garage with up and over door and a remarkably spacious extra garage/workshop measuring 26' x 14' with roller door. The front and rear gardens are an exceptional size and a largely laid to lawn with a selection of mature trees. To the rear are uninterrupted views towards Raglan Castle and open countryside views to the front. Electric underfloor heating downstairs and storage heaters on the first floor, offered with no onward chain. Agents note: There is a pending planning application for a detached dwelling in the adjoining plot. Stakes have been placed to indicate where the boundary will be. Offered with no onward chain.

ABOUT THE LOCATION

The historic village of Raglan dates back to at least 1354 when the first market was recorded, with the current castle for which Raglan is famous being built around 1415. Nowadays Raglan is strategically located near the junction of the A40 and A449 dual carriageways providing easy access to the nearby market towns of Monmouth (8 miles) and Abergavenny (11 miles). Further afield the larger cities of Newport, Cardiff, Bristol, Hereford and Gloucester are all commutable within an hour or so. The thriving village centre affords a variety of amenities including a small supermarket with bakery, butchers, pharmacy, post office, GP surgery, newsagents, fish & chip shop and a couple of pub/restaurants. In addition there is an excellent primary school and nursery, nearby golf course and church, all of which help create a proper village atmosphere and a great place to live.

DIRECTIONS

From Abergavenny follow the A40 eastbound for approximately 10 miles until you reach the roundabout at Raglan. Take the third exit and follow the road through the centre of the village and continue for a further 1/2 a mile and Kamdoh is on the left hand side as you are leaving Raglan.

USEFUL INFORMATION

COUNCIL TAX: Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 950 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.