



LANGSTONE

Offers over **£650,000**



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ASHLIN HOUSE

Tregam Road, Langstone, Newport NP18 2JS



Large lounge diner
Great levels of potential
Ideal family home

Welcome to the captivating Ashlin House, an impressive five-bedroom detached property set in the ever-popular locale of Langstone. Boasting generous reception rooms, this residence is a canvas of potential, blending traditional features with modern allure.

The property includes a built-on granny flat, adding versatility to the home. Situated on a generous plot, the expansive grounds provide space for various outdoor activities and potential expansions.

Ashlin House stands as the quintessential family home, offering a harmonious blend of comfort and style. The strategic location ensures convenient access to the M4 corridor, facilitating seamless commuting. Explore the nearby Newport Spytty Retail and Leisure Park for shopping and entertainment, or indulge in world-class experiences at the renowned Celtic Manor, just a stone's throw away.

This residence not only promises a splendid living experience within its walls but also connects you to a myriad of amenities. Discover the perfect balance of tranquillity and accessibility at Ashlin House, where the potential for a remarkable family lifestyle awaits.



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KEY FEATURES

- Five bedrooms
- Potentially no onward chain
- Three bathrooms
- Attached Granny flat
- Large plot
- Utility room



STEP INSIDE



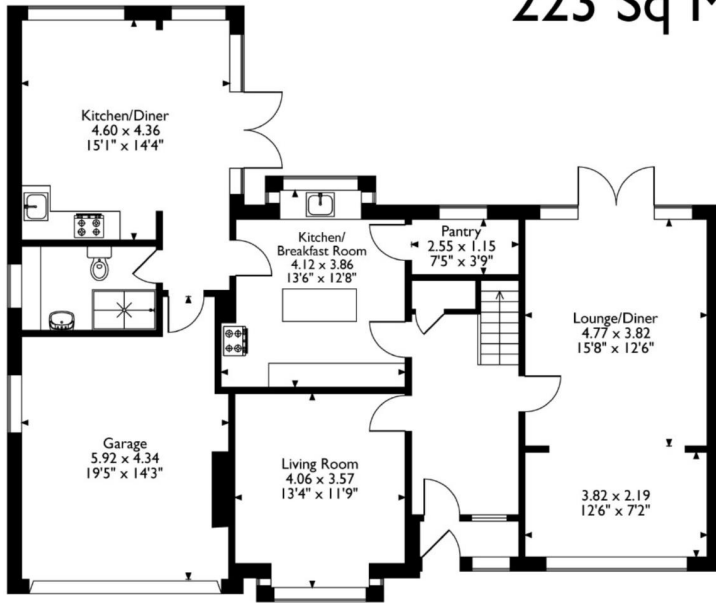
Step inside the welcoming ambiance of Ashlin House through its generous entrance hallway, setting the tone for a residence that seamlessly blends elegance and functionality.

The hallway gracefully leads you into a spacious lounge diner, adorned with a traditional mantel that exudes charm. Bathed in natural light, this room becomes a focal point for family gatherings and entertaining guests.

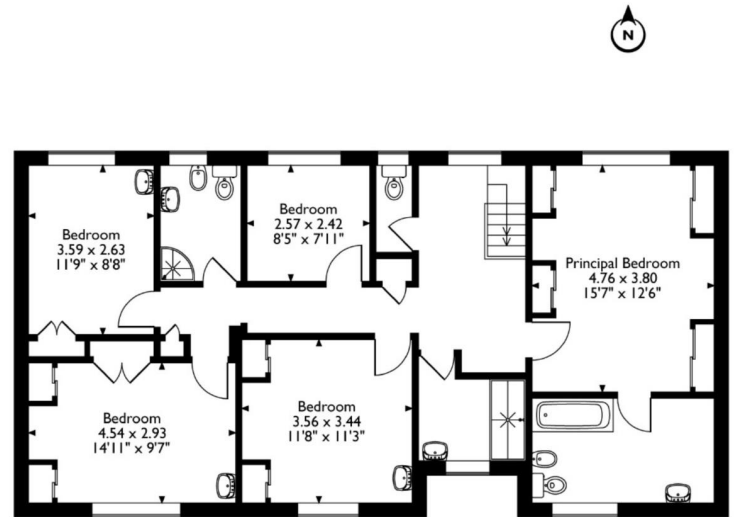
Adjacent to the lounge diner, discover an additional family room offering a versatile space for various activities.

The heart of the home, the kitchen, beckons with a kitchen island, featuring a dual-purpose Aga that serves as both a culinary centrepiece and the property's boiler. Ample natural light fills this space, enhancing the warm and inviting atmosphere. A generously sized pantry provides practical storage solutions, and from the kitchen, find convenient access into the attached granny flat.

Approximate Gross Internal Area 223 Sq M/2401 Sq Ft



Ground Floor



First Floor

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.

The granny flat unfolds as a self-contained haven, featuring a shower room/utility for added convenience.

This space seamlessly connects to the garage, offering practicality and ease of access.

The lounge kitchen diner within the granny flat provides a private retreat, perfect for extended family or guests.

Ascend to the first floor, where five double bedrooms await.

The principle bedroom boasts an en-suite, ensuring a luxurious and private sanctuary. Two well-appointed family bathrooms cater to the needs of the household, providing both style and functionality.

Ashlin House stands as a testament to thoughtful design, seamlessly integrating traditional elements with modern comforts.

Each room tells a story of functionality, warmth, and a commitment to a comfortable lifestyle, making every step within this residence a journey into the art of gracious living.

STEP OUTSIDE



Step outside Ashlin House to discover a picturesque landscape that complements the grandeur of the residence. The large front plot welcomes you with a sweeping drive, providing ample space for multiple cars and granting convenient access to the garage. An enticing outbuilding at the front adds a touch of versatility, perfect for use as storage or a studio, with easy access to the rear of the property.

As you venture into the rear, a generously sized garden unfolds, offering a serene escape from the hustle and bustle. A meticulously laid patio provides an inviting space for outdoor gatherings, transitioning seamlessly to a lush lawn adorned with mature trees and shrubs. The well-tended greenery not only enhances the visual appeal but also creates a tranquil oasis.

Discover delightful sun trap spots within the garden, inviting you to bask in the warmth and enjoy the outdoor ambiance. Whether you seek a quiet retreat or a space for lively gatherings, the rear of Ashlin House offers a harmonious blend of nature and design, providing a canvas for relaxation and recreation in every season.

INFORMATION

Postcode: NP18 2JS
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: E





DIRECTIONS

East bound on the A48 (Chepstow Road) follow the road down off the Coldra roundabout until you see Hillcroft Garage (Gulf petrol station) then take the second left onto Tregarn Road. Follow the road all the way around and the property will be located on the left hand side opposite Tregarn Ct.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



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