



RAGLAN

Guide price **£375,000**



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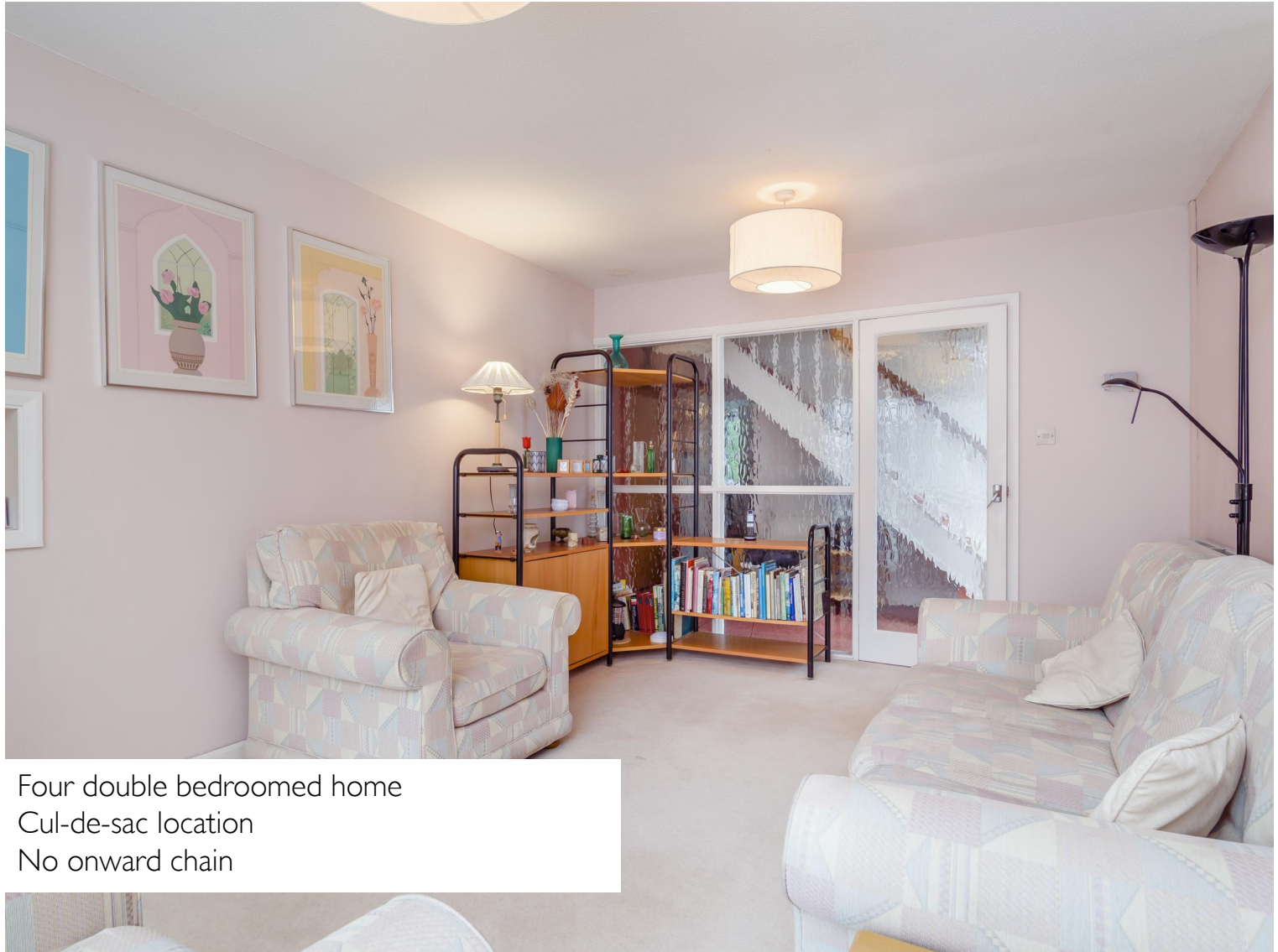
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# 36 CAESTORY AVENUE

Raglan, Usk, Monmouthshire NP15 2EH



Four double bedroomed home  
Cul-de-sac location  
No onward chain

Introducing an exquisite 4-bedroom detached home nestled at the serene head of a cul-de-sac in Raglan. This idyllic property offers a perfect blend of modern luxury and tranquility, boasting spacious living areas and picturesque surroundings.

Situated in the heart of Raglan, renowned for its historic charm and vibrant community spirit, residents enjoy easy access to an array of local amenities including quaint shops, cosy cafes, and traditional pubs. Raglan Castle stands as a testament to the area's rich heritage, offering a glimpse into the past amidst stunning landscapes.

Conveniently positioned for commuters, this residence provides seamless access to major transport links, making Midlands, Bristol, and Cardiff easily reachable. Whether it's for work or leisure, the strategic location ensures effortless connectivity without compromising on the peaceful ambiance of rural living.

Embrace the essence of countryside living with urban convenience in this pleasant Raglan residence.





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## KEY FEATURES

- Detached home
- Four double bedrooms
- Ground floor bathroom
- 1st floor shower room
- Single garage and driveway





# STEP INSIDE



As you step inside this charming residence, you're greeted by a sense of warmth and openness, beginning with the entrance off the driveway into the side front door. Immediately to your left, the main reception room invites you with its spaciousness and luminosity.

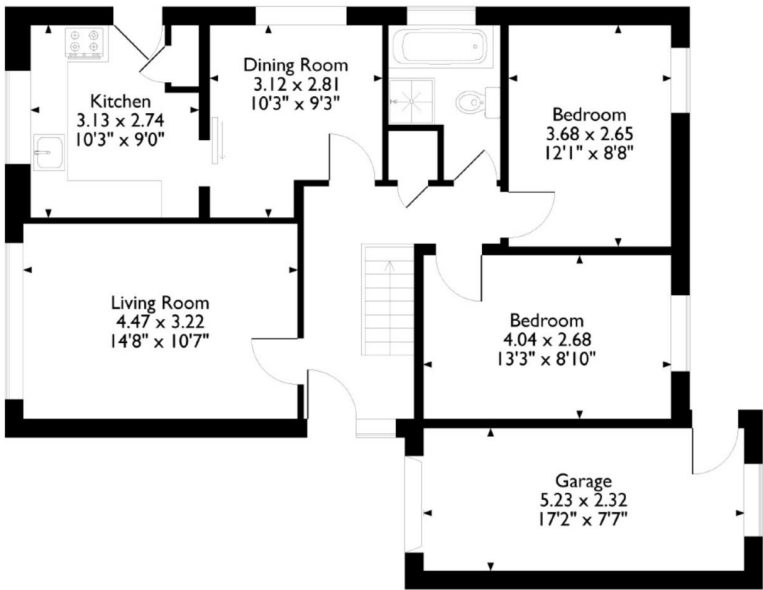
A large front-facing picture window floods the room with natural light, illuminating every corner with a welcoming glow. Even the hallway benefits from this brightness, courtesy of a glazed window that allows light to filter through, creating an inviting ambiance throughout the space.

Moving further into the home, you'll find the ground floor dining room adjacent to the hallway, offering a seamless flow for entertaining.

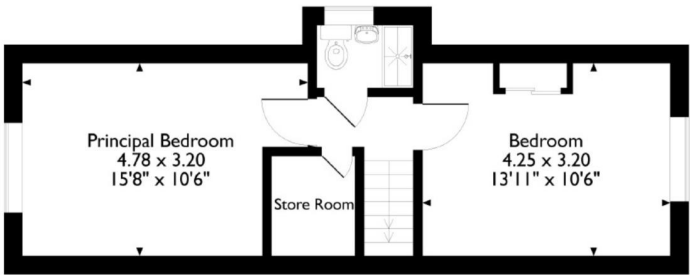
From here, access to the dual-aspect kitchen is granted, providing a practical layout for daily meal preparations and culinary adventures. The kitchen is equipped with a range of wall and base units, ensuring ample storage space for all your cooking essentials.

A convenient pantry adds to the functionality, while a door to the side grants easy access to both the front and rear gardens, inviting you to enjoy the outdoor spaces in all seasons.

Approximate Gross Internal Area  
Main House = 102 Sq M/1098 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 114 Sq M/1227 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.

Continuing your exploration of the ground floor, two generously sized double bedrooms await, offering comfortable retreats for family members or guests.

Adjacent to one of the bedrooms, a family bathroom awaits, complete with a luxurious four-piece suite, including a shower cubicle, providing convenience and comfort for daily routines.

Venturing upstairs to the first floor, you'll discover two additional double bedrooms, each offering ample space and privacy. A separate shower room ensures convenience for occupants on this level, providing flexibility and ease of use.

Off the landing, a walk-in airing cupboard offers practical storage solutions for linens and household essentials, keeping the space organised and clutter-free.

For added convenience, access to handy eaves storage is available on the first floor, providing extra space for seasonal items or personal belongings.

With its thoughtful layout, abundance of natural light, and practical amenities, this delightful residence offers a comfortable and inviting living environment for you and your loved ones to enjoy for years to come.



# STEP OUTSIDE



Stepping outside, you're greeted by the inviting front garden of this charming residence, a tranquil retreat bordered by a low retaining brick wall adorned with lush shrubs and hedges. The manicured lawn stretches out before you, offering a picturesque backdrop to the front facade of the house.

For convenience and privacy, a side pedestrian gate beckons you to explore the enclosed rear garden. Here, a verdant expanse of lawn awaits, bordered by hedges that provide both seclusion and a sense of natural beauty. A paved sun patio invites you to bask in the warmth of the sun or gather with loved ones for al fresco dining and relaxation.

The practicalities of everyday life are seamlessly integrated, with ample off-road parking available on the driveway leading to the single garage. Complete with an up-and-over vehicular door, the garage offers secure storage for vehicles or additional belongings, ensuring both convenience and peace of mind for residents.

## INFORMATION

Postcode: NP15 2EH

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

From our offices head north east on Bridge Street, the A472, bearing left by the school onto Monmouth Road, after approximately 4 and a half miles turn right into Raglan. Take the right hand turning into Caestory Crescent. Follow Caestory Crescent around which in turn joins onto Caestory Avenue and number 36 can be found at the end of the cul de sac.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		79
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ  
 01291 672212  
[usk@archerandco.com](mailto:usk@archerandco.com)  
[www.archerandco.com](http://www.archerandco.com)



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