



CAERLEON

Guide price **£700,000**



ARCHER & Co

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01633 449884



# DANEbury

19 Goldcroft Common, Caerleon, Newport, Newport NP18 1NG



Ideal family home  
Close to a variety of shops and amenities  
Located in the heart of Caerleon

Nestled in the heart of the historic Roman village of Caerleon, this charming five-bedroom detached home seamlessly combines traditional character with modern-day comfort. With high ceilings and spacious interiors, this property offers an ideal setting for families looking for both style and practicality. The ground floor features a cosy sitting room, family lounge, and a large kitchen-diner, perfect for entertaining. A utility room and downstairs WC add to the home's convenience. Upstairs, the first-floor hosts three double bedrooms and the family bathroom, while the second floor boasts two additional double bedrooms, providing flexibility for a growing family or home office needs. Externally, the property benefits from a driveway for multiple cars. The rear garden features low-maintenance artificial lawn and a stylish patio area, perfect for outdoor gatherings.

Beyond its charming interior, this home is located in one of the most sought-after areas in South Wales. Caerleon is steeped in history, with attractions such as the National Roman Legion Museum and the Roman amphitheatre just a short walk away. The village offers an array of local shops, restaurants, and traditional pubs, as well as a vibrant community spirit, hosting local fairs and events throughout the year. With excellent schools and convenient access to nearby cities, this is an exceptional opportunity to own a home in a truly unique and picturesque location.



Guide price  
£700,000



### KEY FEATURES

- Detached
- Five double bedrooms
- Utility room
- Driveway
- Generous living areas
- Open plan kitchen diner





# STEP INSIDE



Step inside Danebury, a stunning traditional property with modern touches throughout, offering a perfect blend of character and contemporary living.

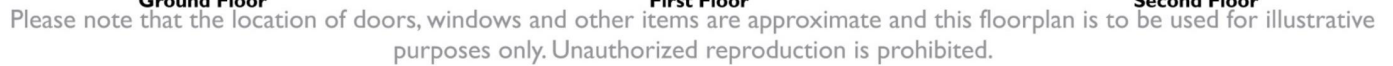
As you enter, you're welcomed into a spacious hallway, with the central staircase creating a grand focal point.

To the left of the hallway, you'll find a cosy sitting room, ideal for unwinding after a long day.

To the right, a family lounge provides a warm and inviting setting for gatherings and relaxation.

At the rear of the property, the large kitchen-diner is truly the heart of the home, offering an open-plan space perfect for entertaining. The bifold doors in the kitchen open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Off the hallway, a utility room and a downstairs WC provide additional practicality.



With high ceilings, spacious rooms, and modern finishes, Danebury is a truly exceptional home that beautifully balances classic charm and contemporary convenience.

Moving up to the second floor, you'll find two additional double bedrooms, ideal for guests, a home office, or extra family space.



# STEP OUTSIDE



Step outside Danebury to a low-maintenance driveway offering ample parking for multiple cars. Side access leads to the rear garden, ensuring easy movement around the property. At the rear, you'll find a beautifully designed, low-maintenance garden, featuring artificial lawn for year-round greenery with minimal upkeep. A spacious patio area provides the perfect spot for relaxing, dining, or entertaining, making it an ideal outdoor retreat. Whether enjoying a quiet morning coffee or hosting friends and family, this thoughtfully designed outdoor space is both practical and inviting.

## INFORMATION

Postcode: NP18 1NG

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: E







## DIRECTIONS

Starting at Caerleon Bridge/B4238, head northwest on High Street for 0.5 miles, then turn left onto Lodge Road, where the property will be located approximately 150 feet ahead on your right-hand side, next to the Green Coffee Lounge & Restaurant.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	42	64
EU Directive 2002/91/EC		

25 Bridge Street, Usk, NP15 1BQ  
 01633 449884  
 newport@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.