



LLANWERN

Guide price **£675,000**



A ARCHER & CO

www.archerandco.com

To book a viewing call 01633 449884

STRAY LEAVES

Lodge Hill, Llanwern, Newport, Newport NP18 2DQ



Beautifully maintained grounds
Close to local shops and amenities
Close proximity to M4 corridor

Located in the desirable semi-rural setting of Llanwern, Newport, this beautifully presented five-bedroom detached bungalow sits on a generous plot, offering both space and tranquillity. Modern and stylish throughout, the property is flooded with natural light and features spacious, well-proportioned rooms, making it an ideal home for families or those looking to downsize without compromise. The layout includes a welcoming lounge, an impressive open-plan kitchen and dining area perfect for entertaining, and a bright conservatory that opens out to the rear garden. The bungalow also benefits from a practical utility room, a separate WC, and three contemporary bathrooms, two of which are en suites. All five bedrooms are generously sized, and the property has been finished to a high standard throughout. Outside, the landscaped rear garden provides peaceful seating areas, ideal for enjoying the surrounding countryside views. A detached garage and ample driveway parking add further appeal. Surrounded by open countryside, the home offers a tranquil lifestyle while remaining conveniently close to a range of local amenities. Excellent transport links, local schools, and the popular Spytty Retail Park are all within easy reach.



Guide price
£675,000



KEY FEATURES

- Detached
- Five bedrooms
- Detached garage
- Three bathrooms
- Rural location
- Generous plot



STEP INSIDE



Step inside Stray Leaves to discover a beautifully decorated home that offers both style and space in equal measure.

As you enter, you're welcomed into a spacious and inviting hallway that sets the tone for the rest of the property.

The first door on your right leads to a bright and comfortable lounge the perfect spot to relax and unwind.

Further along the hallway, you'll find a modern WC and a well-equipped utility room, adding to the home's practicality.

To the back of the property lies the heart of the home a stunning open-plan kitchen diner, thoughtfully designed for family living and entertaining.

Just off the kitchen, a light-filled conservatory offers a seamless connection to the rear garden, ideal for enjoying the outdoor space in all seasons.

Approximate Gross Internal Area
Main House = 202 Sq M/2174 Sq Ft
Garage = 29 Sq M/312 Sq Ft
Total = 231 Sq M/2486 Sq Ft



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.

Back off the main hallway you have access to the bedroom wing of the bungalow. Here, you'll find five generously sized bedrooms, all beautifully finished, along with three bathrooms two of which are stylish en suites.

Each room offers comfort, space, and plenty of natural light.

Stray Leaves is a home that flows effortlessly from room to room, providing a perfect blend of elegance and practicality for modern living.

STEP OUTSIDE



Step outside Stray Leaves and enjoy the serenity of its idyllic countryside setting. Sitting proudly on a generous plot, the front of the property features a neatly kept, low-maintenance lawn with a charming pathway leading to the front door. To the side, you'll find a detached garage with convenient side access to the rear garden. The rear garden is a true haven thoughtfully landscaped and beautifully maintained. A stylish decking area provides the perfect space for al fresco dining or relaxing with a morning coffee, seamlessly flowing onto a lush lawn framed by mature shrubs and vibrant planting. Just off the conservatory, a paved patio offers another inviting spot to unwind or entertain guests. Towards the end of the garden, a dedicated children's play area adds a wonderful family-friendly touch, making this outdoor space as practical as it is picturesque. Stray Leaves offers peaceful, private outdoor living at its finest.

INFORMATION

Postcode: NP18 2DQ

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Head south on Chepstow Road/A48, passing The Learning Tree Day Nursery on your left; take the next right onto Langstone Court Road, continue onto Langstone Lane for 1.1 miles, then turn right onto Milton Hill, followed by a right onto Lodge Hill, where the property will be located on your right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		78
B (81-91)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	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.