



BISHTON

Offers Over **£550,000**



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PADDOCK VIEW

Bishton, Newport, Newport NP18 2DZ



Located in the charming village of Bishton
Close to M4 corridor
Ideal for families

Nestled in the peaceful and picturesque village of Bishton, this impressive four-bedroom detached home was thoughtfully designed and built by its current owners, offering a rare and unique opportunity for families seeking space, comfort, and countryside living. Set on a generous plot, the property boasts a driveway, a detached garage, and views over the surrounding rural landscape. Internally, the home provides flexible and versatile living accommodation, featuring a spacious lounge ideal for relaxing, along with two additional reception rooms perfectly suited for use as a formal dining area, playroom, or additional bedroom. The well-appointed kitchen offers storage space, while all four bedrooms are generously sized, making the property both practical and inviting. A standout feature is the inclusion of four bathrooms, ensuring convenience and privacy for larger families or visiting guests. Flooded with natural light and finished to a high standard throughout, this bespoke home offers a tranquil retreat from the hustle and bustle, while remaining just a short distance from the M4 corridor ideal for those commuting to Newport, Cardiff, or Bristol. This exceptional home truly combines rural charm with modern living.



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KEY FEATURES

- Detached
- Four/Five bedrooms
- Four bathrooms
- Two reception rooms
- Detached garage
- Generous family lounge



STEP INSIDE



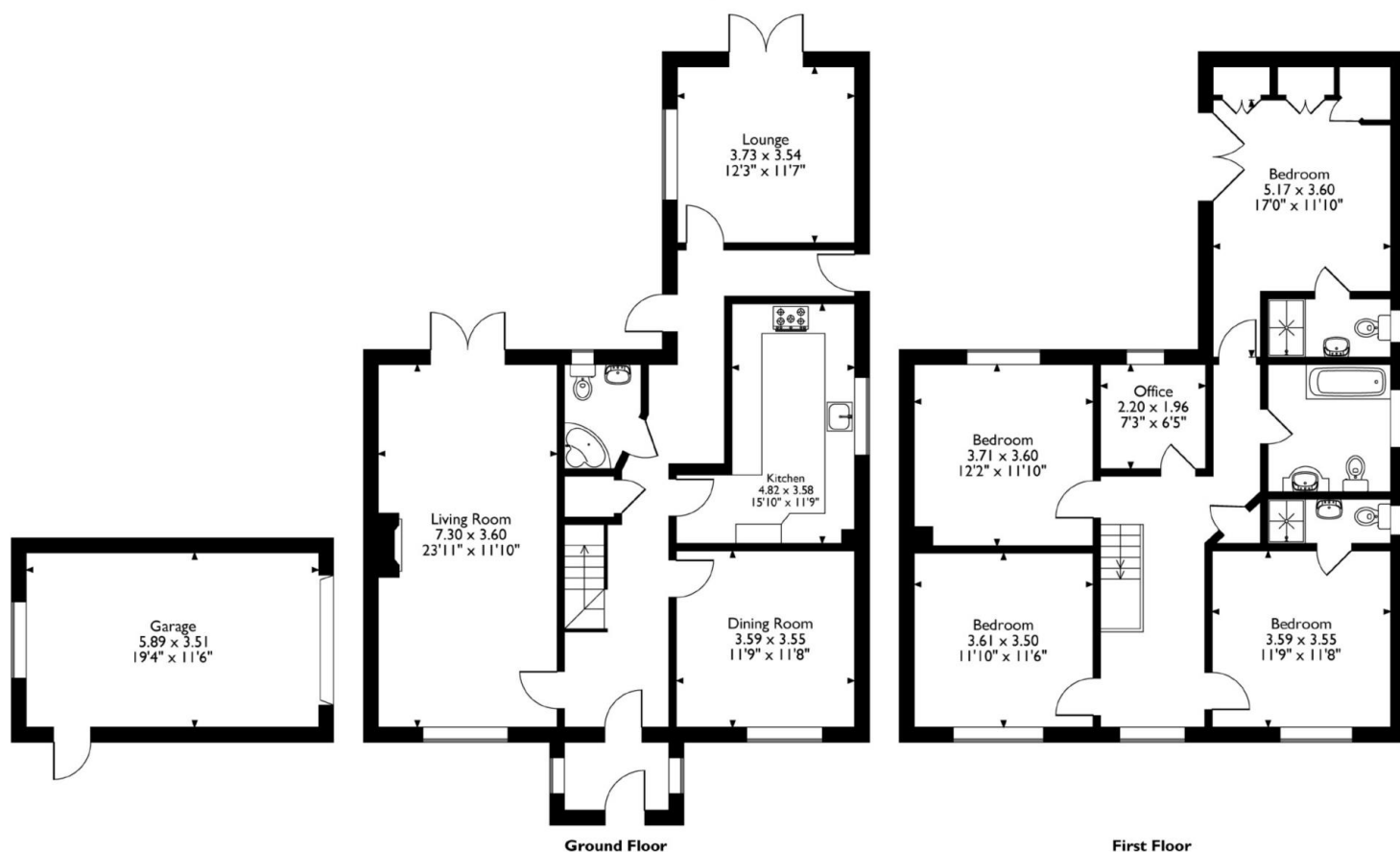
As you step into Paddock View, you're welcomed by a very generous entrance hallway that sets the tone for the space and quality found throughout this beautifully presented home.

To the left, you'll find a spacious family lounge, perfect for relaxing or entertaining, complete with French doors that open out to the rear garden, filling the room with natural light.

Back off the hallway, you also have access to two additional reception rooms, offering flexible living space that could be used as a formal dining room, playroom, home office, or even an additional bedroom.

The well-appointed kitchen provides ample storage and functionality for family life, while a convenient downstairs shower room adds practicality.

Approximate Gross Internal Area
 Main House = 186 Sq M/2003 Sq Ft
 Garage = 21 Sq M/226 Sq Ft
 Total = 207 Sq M/2229 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.

Stairs from the hallway lead to the first floor, where you'll find four generously sized double bedrooms, a modern family bathroom, and a separate study ideal for those working from home.

Two of the bedrooms benefit from en suites, and the principal bedroom is a true retreat, featuring French doors that open to countryside views.

All works and finishes throughout the property have been completed by the current owners to a very high standard, creating a versatile, comfortable, and beautifully maintained home that's ready to move into.

STEP OUTSIDE



Externally, Paddock View is set across three plots, totalling approximately 0.16 of an acre, offering a generous and well-balanced outdoor space ideal for family living. To the front, steps lead up to the main entrance, framed by a beautifully maintained garden with a combination of patio and lawn areas, lovingly cared for by the current owners. The property benefits from full wrap-around access to the rear, adding convenience and flexibility.

At the rear, you'll find a mix of lawn and patio areas, including several suntrap spots that are perfect for outdoor entertaining or alfresco dining. The garden offers a good degree of privacy, making it ideal for both relaxation and family activities. There is also direct access to a detached garage and a rear gate leading to the driveway, ensuring practicality alongside charm.

INFORMATION

Postcode: NP18 2DZ

Tenure: Freehold

Tax Band: G

Heating: Gas LPG

Drainage: Mains

EPC: D





DIRECTIONS

From the A48 in Langstone, take the exit onto Magor Road (B4245) The take the first right after 'The old Barn Inn' onto Waltwood road, follow the road over the M4, take the left at the sign for Bishton. Follow the road until you see our for-sale sign on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
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	

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