



Ashdene, St Nicholas
Vale Of Glamorgan, CF5 6SJ

Watts
& Morgan



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Vale Of Glamorgan, CF5 6SJ

Offers In Excess Of £1,500,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An impressive, and thoughtfully extended detached family home in the heart of St Nicholas. Enjoying a superb generous plot of impeccably-manicured gardens. With quality fittings throughout, this contemporary 3,000 sq ft property includes; entrance porch, hallway, kitchen/breakfast room opening into dining room, sitting room and family lounge with entertaining bar area. Also, a WC and utility room. First floor landing with WC leads to five bedrooms, two en-suite and a luxurious family bathroom. Stunning lawned frontage with in-and-out resin driveway leading to a detached double garage. South-facing rear garden with large terrace, summer house, pergola with hot tub and composite deck balcony.

Viewing highly recommended to appreciate this substantial, immaculately presented property.

EPC Rating; C.

Directions

Cowbridge Town Centre – 6.0 miles

Cardiff City Centre – 10.0 miles

M4 Motorway – 4.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

A sweeping in and out resin driveway leads to the front entrance to Ashdene with a central porch offering useful double cloaks and shoe storage with glazed access through into the welcoming hallway.

An oak staircase with glass balustrade leads to the first floor landing with useful understairs storage cupboard. There is also a fully tiled 2-piece cloakroom/WC.

To the heart of this family home is the open-plan kitchen/breakfast room fitted with a range of quality and contemporary handle-less high gloss wall and base units with complementary shimmering stone surfaces and central island. A range of integral 'Neff' appliances to remain include; 'hide and slide' double oven with grill, additional oven/micro, warming drawer, induction hob with hidden extractor hood, under-counter fridge, double wine cooler and dishwasher. Further presenting; porcelain tiled flooring and a fitted bench enjoys a lovely outlook over the front grounds and further across farmland. Bi-folding doors lead out onto the rear terrace - seamlessly connecting the garden which is ideal for entertaining. The kitchen opens into the dining room which also provides access to the garden and from the hallway, with continuation of porcelain floor tiles and ceiling speakers.

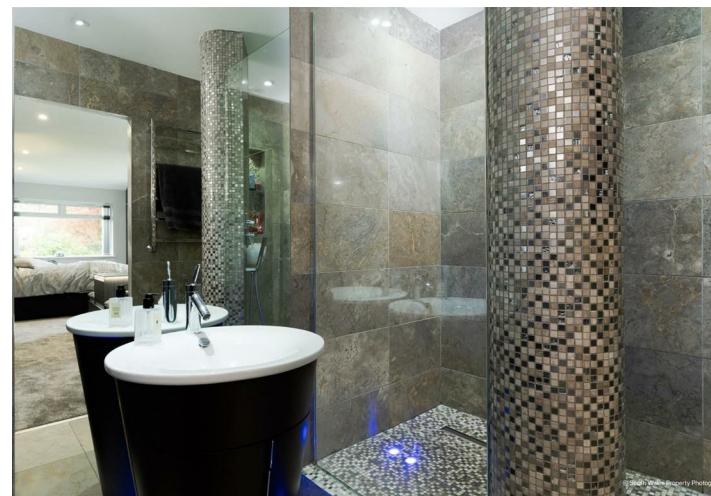
A bi-folding oak door opens through into the family lounge fitted with quality 'Amtico' flooring and presents a range of fitted bespoke furniture to include; bar with drinks cooler and drinks cabinet with walnut tops and storage cupboards. This ideal entertaining room enjoys a lovely view over the rear garden with triple bi-folding doors opening out onto the terrace.

A great addition to this property is the conversion of the original double garage with double doors from the kitchen leading to this impressive vaulted ceiling sitting room. Fitted with quality 'Amtico' flooring with under-floor heating and bi-folding doors lead out onto the rear patio. A broad floor to ceiling picture window over-looks the front of the property and across open countryside. A focal point to this room is the gas fire to remain. Also, a storage cupboard houses the 'Worcester' gas fired boiler, and from here is the utility room.

To the first floor landing, a loft hatch gives access to a fully boarded loft space and all oak doors lead off to the bedroom accommodation. Also there is a walk-in laundry closet which houses the hot water tank (solar panels supply hot water) and a 2-piece WC. There are four double bedrooms, a single fifth bedroom/dressing room and each double bedroom benefits from access onto the composite decked balcony with glass balustrade, offering a lovely outlook over the gardens.

The principal room is fitted with a range of quality wardrobes, and French doors open out onto the balcony. This generous room seamlessly opens into a luxurious spa-inspired en-suite shower room with walk-in shower and under-floor heating.

Also, bedroom two benefits from a 2-piece en-suite, and all other bedrooms share use of the 4-piece family bathroom.



GARDENS AND GROUNDS

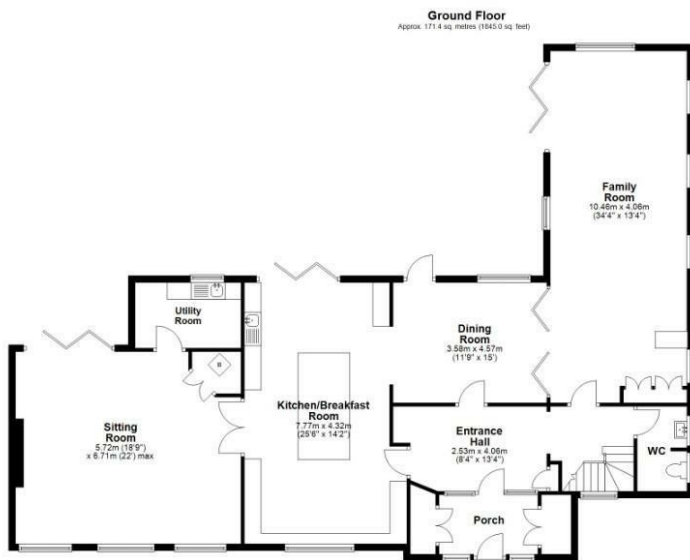
Ashdene is approached off a quiet private lane shared with only three other properties, onto a quality resin 'in and out' driveway surrounded by open field views and countryside. The resin driveway leads to a detached double garage with electric car charging point, full power supply and electrically-operated door plus pedestrian doors lead out to the rear garden.

The sizeable grounds are predominantly laid to lawn with wrap-around mature hedgerow and tall trees giving much privacy to the grounds. The immaculately manicured rear garden centres around a large lawn with flagstone patio area, which is ideal for al-fresco dining with access from the main living rooms to the ground floor. The bottom of the garden enjoys the late evening sun whereby there is an additional large paved area with summer house and pergola with hot tub to remain. The summer house is a great entertaining space with bar and TV provisions with double doors opening onto the patio, benefitting from its own electrics.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired 'Worcester' central heating (fitted approx. 2023). Council Tax is Band H. Owned solar panels for heating both the hot water and for electricity.

Full planning permission in place to existing garage to create office and ancillary accommodation - reference on VoG council website 2021/01711/FUL.



Total area: approx. 284.5 sq. metres (3062.8 sq. feet)

Plan produced by: www.planip.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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