



6 4 3

River Reach, Rogerstone Newport
offers in the region of £625,000

 **peter
alan**

01633 221892
newport@peteralan.co.uk



About the property

Exceptional detached residence presents a rare opportunity to acquire a home of outstanding space and quality. Deceptively spacious and thoughtfully extended, it seamlessly combines timeless character with contemporary style. Finished to an impeccable standard throughout, the property offers substantial accommodation perfectly suited to modern family living.

The house features six generously sized double bedrooms, two of which benefit from en-suite facilities. The principal suite provides a luxurious retreat, complete with a spacious en-suite bathroom and bespoke fitted wardrobes. The additional bedrooms offer excellent flexibility and comfort, ideal for family life or visiting guests.

The living spaces are beautifully arranged to offer both comfort and versatility. Elegant reception rooms each have their own distinctive character, with one providing a particularly relaxing setting. At the heart of the home, the open-plan kitchen and dining area is thoughtfully designed for family life and entertaining. A beautifully appointed orangery opens to the garden, enjoying wonderful views and an abundance of natural light, creating a seamless connection between indoor and outdoor living. A study, cloakroom and a practical utility room complete the ground floor.

The landscaped garden further enhances the appeal of this remarkable

Accommodation

Summary

This outstanding detached residence offers a rare opportunity to acquire a home of remarkable scale and quality. Deceptively spacious and thoughtfully extended, it harmoniously blends timeless character with contemporary elegance. Finished to an exceptional standard throughout, the property provides substantial accommodation, ideal for modern family living.

The house comprises six generously proportioned double bedrooms, two of which enjoy the luxury of en-suite facilities. The principal suite serves as a peaceful retreat, featuring a spacious en-suite bathroom and bespoke fitted wardrobes. The remaining bedrooms offer comfort and flexibility, perfectly suited to family members or visiting guests.

The living areas have been carefully arranged to create spaces that are both inviting and versatile. Elegant reception rooms each have their own distinct character, with one offering a particularly warm and relaxing setting. The open-plan kitchen forms the heart of the home, thoughtfully designed for both everyday living and entertaining. Adjoining the kitchen and dining area is a beautifully appointed orangery, enjoying delightful views over the garden and flooding the space with natural light. Doors open directly onto the garden, creating a seamless connection between indoor and outdoor living during the warmer months. A study, cloakroom, and a practical utility room complete the well-balanced ground floor layout.

Outside, the landscaped garden enhances the appeal of this exceptional





property, providing a charming and private setting for relaxation and entertaining. Extensive driveway parking and a double garage offer both convenience and practicality.

This remarkable home combines style, generous proportions, and an enviable location, making it an exceptional opportunity for discerning buyers seeking space, character, and convenience.

Location

Occupying a prime position within a sought-after residential neighbourhood, the property is ideally placed for a range of local amenities. Highly regarded schools, including Jubilee Park Primary School, are within easy walking distance, while the area also offers a selection of popular pubs and restaurants. Newport City Centre is less than ten minutes by car, providing a comprehensive choice of shopping facilities and direct rail links from Rogerstone, Pye Corner and Newport train stations.

Hallway

Doors to lounge, study, WC and kitchen. Stairs to first floor.

Study



7' 3" x 9' 8" (2.21m x 2.95m)

Two UPVC double glazed windows to side elevations. Radiator.

Lounge

16' 5" max x 11' 7" (5.00m max x 3.53m)

A welcoming and relaxing reception room, beautifully enhanced by a UPVC double-glazed bay window to the front, allowing natural light to fill the space and creating an inviting atmosphere. The room is comfortably appointed with two radiators, ensuring warmth and comfort throughout the seasons.

Wc

Comprising close coupled WC and pedestal wash hand basin. Opaque UPVC double glazed window to side. Tiled splashbacks. Radiator.

Kitchen/Dining Room

27' 8" x 15' 6" (8.43m x 4.72m)

This superb contemporary kitchen is thoughtfully designed and beautifully appointed with a wide range of quality base units, complemented by sleek Corian worktops incorporating an inset sink and drainer. Integrated appliances include a dishwasher and fridge freezer, along with an AEG double oven and a five-ring



gas hob set beneath a stylish cooker hood. Tiled splashbacks add a practical and attractive finish. A UPVC double-glazed window to the rear elevation allows natural light to enhance the space, while two radiators provide warmth. Practical features include access to the utility room and an understairs storage cupboard, ensuring functionality is at the heart of the design. The kitchen opens seamlessly into the dining area, creating a sociable and versatile space, perfect for both everyday living and entertaining.

Sitting Room

17' 5" x 11' 6" (5.31m x 3.51m)

This impressive feature orangery forms part of a thoughtfully designed extension, creating a spacious and light-filled open-plan area flowing seamlessly from the dining room. UPVC double-glazed windows to the sides frame views of the garden, while large UPVC double-glazed bi-folding doors open fully to the outdoor space, effortlessly blending indoor and outdoor living. A striking UPVC double-glazed lantern roof, complemented by inset border spotlighting, fills the room with natural light by day and a soft ambient glow by night. A radiator ensures year-round comfort, making this a versatile and inviting space for both relaxation and entertaining.

Utility Room



Comprising base units with laminate worktop. Plumbing for washing machine. Wall cupboards. Wall mounted gas boiler. Radiator. Double glazed door to side.

First Floor Landing

Doors to bedrooms, storage cupboard and bathroom. Radiator. Stairs to second floor.

Bedroom One

24' 11" x 19' 7" (7.59m x 5.97m)
This superb feature bedroom offers an impressive sense of space and light, beautifully enhanced by large UPVC double-glazed picture windows that frame serene views over the surrounding greenery. Additional UPVC double-glazed windows to the front and side elevations further flood the room with natural light, creating a bright and inviting atmosphere. Thoughtfully designed for comfort and practicality, the room includes fitted wardrobes providing ample storage, two radiators for year-round warmth, and convenient access to the loft space. A door leads directly to the en-suite, completing this exceptional bedroom retreat.

Ensuite

Comprising bath, pedestal wash hand basin and close coupled WC and shower cubicle. Heated towel rail. Opaque UPVC double glazed window to side elevation.



Family Bathroom

Comprising bath, close coupled WC, shower cubicle and pedestal wash hand basin. Radiator. Tiled splashbacks. Opaque UPVC double glazed window to side. Extractor fan.

Bedroom Two

11' 1" to robes x 11' 2" (3.38m to robes x 3.40m)
UPVC double glazed window to rear elevation. Door to ensuite. Radiator. Fitted wardrobes.

Ensuite

Comprising shower, close coupled WC and pedestal wash hand basin. Opaque UPVC double glazed window to side elevation. Radiator. Electric shaver point.

Bedroom Five

14' 11" max x 11' 4" (4.55m max x 3.45m)
UPVC double glazed window to front elevation. Radiator.

Bedroom Six

11' 11" x 11' 4" (3.63m x 3.45m)



UPVC double glazed window to rear elevation. Radiator.

Second Floor Landing

Doors to bedrooms and shower room. Double glazed Velux window to front elevation.

Bedroom Three

18' 9" x 11' 1" (5.71m x 3.38m)
UPVC double glazed window to rear elevation. Radiator. Inset spotlights.

Bedrom Four

17' 9" x 10' 9" (5.41m x 3.28m)
UPVC double glazed window to rear elevation. Radiator. Inset spotlights.

Shower Room

Comprising double shower cubicle, close coupled WC and wash hand basin set in vanity unit. Heated towel rail. Opaque UPVC double glazed window to rear elevation. Extractor fan. Inset spotlights.

Double Garage

18' 6" x 20' 5" (5.64m x 6.22m)



Two up and over doors. Power and light.

Outside

This property is situated on a larger than average plot and enjoys attractive views to the front overlooking the river. A double driveway provides ample off-road parking and leads to a garage, with a landscaped frontage enhancing its kerb appeal. To the rear, the enclosed garden has been thoughtfully designed, featuring a level lawn, a spacious patio, and a decked seating area. Well-established borders are planted with a variety of trees, shrubs and plants, all enclosed by fencing for privacy. A paved area and pathway extend to the side of the property, offering additional outdoor space and convenient access to the garage. A garden shed is also included, providing useful storage.



01633 221892

newport@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

