



 **peter
alan**

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Hawthorns New Dixon Road, Monmouth

offers in excess of £710,000

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About the property

A superb opportunity to acquire this elegant and spacious four-bedroom period townhouse, perfectly situated within a level walk of Monmouth town centre. Originally built circa 1860's, the property has been tastefully extended and meticulously restored to preserve its wealth of original features, while introducing stylish modern comforts. The beautifully landscaped gardens are a true highlight, with extensively planted trees and shrubs, featuring sun terraces that offer excellent levels of privacy and captivating views across the Wye Valley. The property further benefits from a driveway leading to a workshop with adjacent carport, all set conveniently behind the house off Dixon Close - a rare and valuable feature for a home of this character and location.

The house presents a distinguished façade, rendered and painted beneath a tiled roof, complemented by traditional wooden sash windows that enhance its period charm. Inside, the property showcases exquisite attention to detail, with four-panelled stripped pine doors, molded skirting boards and architrave's, and original coved ceilings adorning the principal reception rooms. Slate tiled flooring extends through the porch, hallway, dining room and kitchen, combining elegance with practicality.

Excellent road connections via the A449 give easy access to the M4 and M5.

Accommodation

Location

Monmouth itself offers an excellent range of amenities, including a vibrant mix of independent boutiques and well-known high street stores, complemented by an appealing choice of pubs, restaurants and cafés. The town's leisure centre provides extensive fitness facilities, while the surrounding Wye Valley-an Area of Outstanding Natural Beauty-offers an abundance of outdoor pursuits such as walking, cycling, canoeing and rowing. Excellent road connections via the A449 give easy access to the M4 and M5, ensuring straightforward travel to the Midlands, South Wales and Bristol.

Entrance Porch

Original Victorian stained glass which has been carefully refurbished. Approached via pair of casement doors. Attractive feature stained glass panelled windows. Slate floor, exposed stone wall. Front door into:

Reception Hall

Continuing slate flooring. Original coat cupboard built in pine chest. Doors to following;

Sitting Room

12' 10" x 11' 7" extending to 13' 1" (3.91m x 3.53m extending to 3.99m)
Dual aspect with window folding shutters. Feature open fireplace. Picture rail and built-in bookcase.





Living Room

12' 8" x 11' 3" extending to 12' 3" (3.86m x 3.43m extending to 3.73m)

Feature open fireplace with marble surround, ornate recessed alcove either side. Substantial opening extending through to:

Orangery

12' x 11' 2" Min (3.66m x 3.40m Min)

Creating a spectacular open plan room, with under floor heating flowing in both areas.. Garden views surround the triple aspect, with French doors stepping out to the terrace.

Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)

Double doors, with shutters, opening out to the terrace and garden. Fitted chest of drawers, bespoke wall cabinet within recess to either side of chimney breast, Fireplace with coal effect gas fired Jotul stove. Painted wood panelling to dado level, continuation of slate floor. Original built in pine dresser and shutters. Opening through to:



Kitchen

11' 10" x 8' 4" (3.61m x 2.54m)

Equipped with a comprehensive range of base and wall-mounted units, complemented by work surfaces incorporating a single-drainer sink with mixer tap. The kitchen also benefits from an integrated four-ring gas hob and an eye-level double oven.

Utility Room

9' 10" x 8' 7" (3.00m x 2.62m)

Wall cupboards, work surface with Belfast style porcelain sink. Door to Wet Room and additional Porch.

Wet room

Over head shower and spray attachment. Close coupled W.C. and vanity unit with basin. Towel radiator.

Side Porch

Gas boiler, Door leading to outside.

Cellar

12' 11" Min x 11' 5" (3.94m Min x 3.48m)



Approached via stone steps, charming original part exposed stone walls, with recess having small upper window. Power and lighting.

On The First Floor

Galleried Landing

Approached via attractive elegant staircase. Walk-in wardrobe.

Bedroom One

12' x 8' 4" (3.66m x 2.54m)

Sash window to side. Radiator. Door to ensuite.

Ensuite Bathroom

Stylish centrally placed, slipper bath with freestanding high level mixer tap with shower attachment. Electric under floor heating. Door to:

Cloakroom

W.C. and corner vanity unit with basin.



Bedroom Two

11' 8" x 10' (3.56m x 3.05m)

Set at the opposite end of the house, two sash windows to front elevation appreciating fine distant views towards The Kymin. Feature ornamental cast iron fireplace.

Bedroom Three

12' 9" x 11' 3" (3.89m x 3.43m)

Enjoying splendid view above the garden.

Bedroom Four

11' 2" x 6' 9" (3.40m x 2.06m)

A cosy room adjacent to the main Bedroom.

Shower Room

Modern suite comprising larger than average walk-in shower with overhead and spray attachment. Low level W.C., vanity cupboards with inset basin. Electric under floor heating. Opaque



Outside

The beautifully landscaped gardens are a true highlight, with extensively planted trees and shrubs, featuring sun terraces that offer excellent levels of privacy and captivating views across the Wye Valley. The property further benefits from a driveway leading to a workshop with adjacent carport.





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