



CAERWENT

Guide price **£590,000**



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ASHLEIGH GROVE

Caldicot, Monmouthshire NP26 5NZ



Approx. 1.25 acres of gardens
Off road parking for 10 plus cars
Countryside views

Nestled in history, this detached dorma-style property, with an impressive 85-year legacy, has undergone thoughtful extensions and reconfigurations during its uninterrupted 67-year tenure within the same family.

Boasting a spacious layout across two floors, the primary living spaces occupies the ground floor. Set against the backdrop of approximately 1.25 acres of well-tended gardens and embraced the surrounding countryside, the property offers a sense of privacy.

The property is ideally situated within the charming and historic Roman village of Caerwent, residents will enjoy the proximity to local amenities, ensuring convenience in daily living. A bus service connects the village to the nearby towns of Chepstow and Caldicot.

The A48, conveniently close, offers swift access to both Chepstow and Newport where M4 access can be found, facilitating effortless commutes for those with professional obligations in these areas. Caerwent boasts a lively local community, characterised by its warm and welcoming ambiance.



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KEY FEATURES

- Spacious detached dorma style property
- Four bedrooms
- Refitted kitchen and ground floor shower room
- Large drive through garage with electric doors
- Private south facing gardens
- Ideal for commuting M4 access



STEP INSIDE



The village embraces a range of essential amenities, including a local pub, church, shop and post office, meeting the various needs of its residents. Additionally, a communal village hall (accompanied by a sports field) serves as a hub for social gatherings and recreational activities.

Upon entering through the front door, you step into a welcoming reception area. This space boasts a front elevation garden aspect. The reception area features a staircase leading to the first floor and an internal door leading to the spacious dining room.

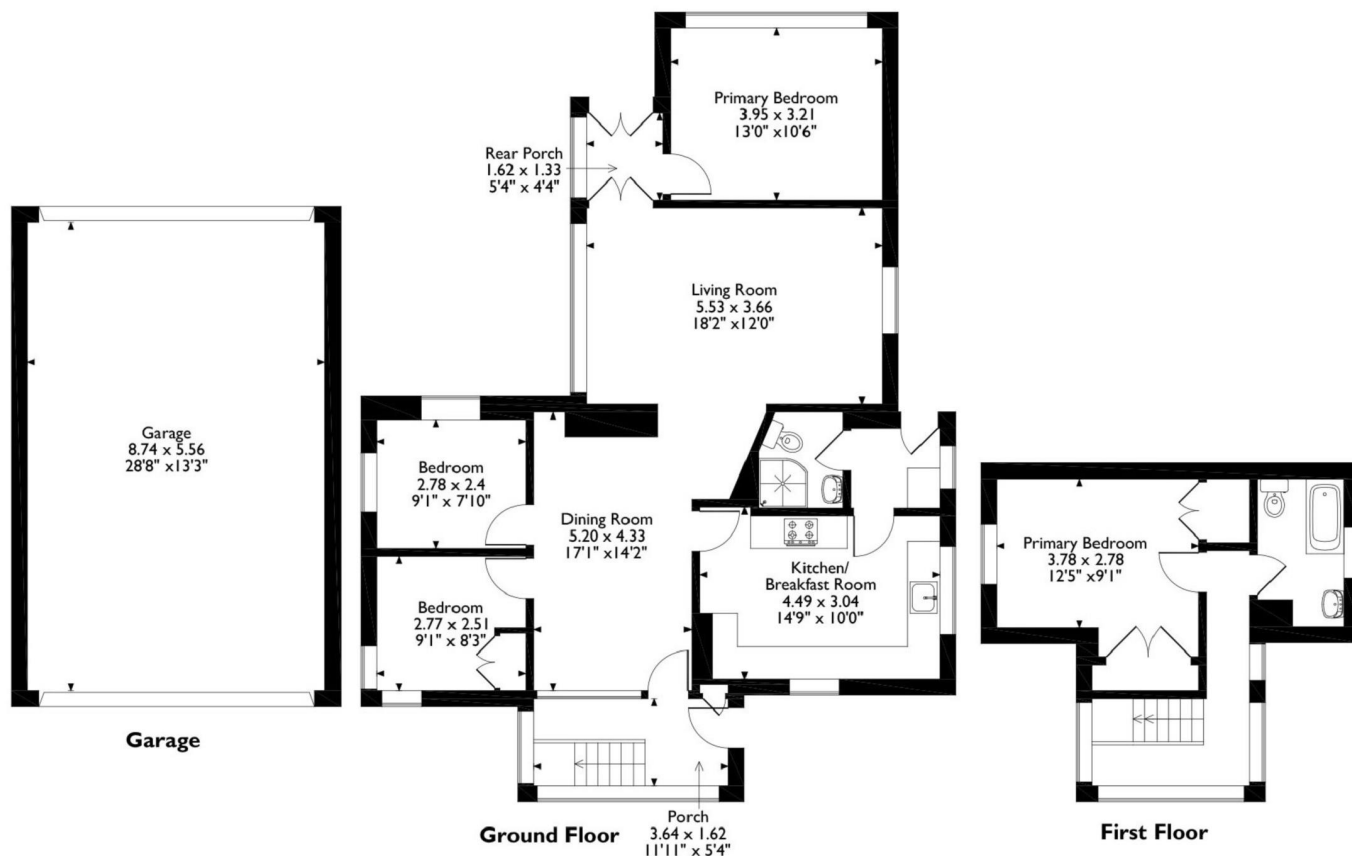
The dining room itself serves as a generous reception area, offering ample room for a dining table. From here, doors open up to the well-appointed kitchen, two ground floor bedrooms, and provide access to the inviting living room.

The dining room is designed to create a versatile living space. Two ground floor bedrooms, each spacious enough for a double bed also offer the flexibility for those seeking a home office setup, providing an ideal environment for remote work. This thoughtful layout ensures both functionality and adaptability.

Around six years ago, the kitchen underwent refurbishment. During this renovation, the rear lobby and a convenient ground floor shower room were ingeniously crafted from what once served as an external porch. The updated kitchen is now fitted with cream-fronted units, complemented by wooden-effect work surfaces.

Dual aspect windows not only provide the area with natural light, but also offer picturesque countryside views. This well-equipped kitchen includes plumbing for both a dishwasher and washing machine, and the Cookermaster range will also remain in situ.

Approximate Gross Internal Area
 Main House = 124 Sq M/1335 Sq Ft
 Garage = 49 Sq M/527 Sq Ft
 Total = 173 Sq M/1862 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.

Off the kitchen, the rear lobby serves as a practical space with external access. The ground floor shower room, fitted with a modern three-piece suite, provides both functionality and contemporary comfort.

Upon entering the main reception room, you will note the focal point of a charming Villager wood-burning stove that adds both warmth and character to the space. The living room benefits natural light, courtesy of its dual aspect windows. One side provides picturesque views of the surrounding countryside, while the other offers a unique perspective overlooking the historic remains of the Roman wall.

A door from the living room leads to an additional rear lobby, providing access to the sun terrace and serving as a transition to the outdoors.

This rear lobby also connects to a further ground floor bedroom, which is able to accommodate a double bed, this room features an aspect of the rear garden and the scenic countryside beyond.

Ascending to the first floor via a wooden turned staircase, conveniently accessible from the front reception area, a delightful glass-fronted aspect unfolds, showcasing the front gardens. The first-floor accommodation features a spacious double bedroom, complete with built-in wardrobe and a bathroom fitted with a three-piece coloured suite.

STEP OUTSIDE



The property is approached by a sweeping driveway that unveils a captivating landscape of approximately 1.25 acres of well-maintained lawned gardens planted with mature trees and shrubs. This haven of tranquillity offers not only a home but a retreat, ensuring privacy with farmland gracing the right-hand boundary and the historic Roman wall standing sentinel on the left side of the property.

The parking areas provide space for in excess of 10 cars, ensuring convenience for residents and guests alike. A large detached garage boasts front and rear electric roll-up doors, complete with electric amenities and an inspection pit for the discerning car enthusiast.

There is a paved sun terrace at the rear and a garden shed accommodates tools and gardening essentials. The property also enjoys a southerly aspect at the rear of the property.

AGENTS NOTE: The property has private drainage.

INFORMATION

Postcode: NP26 5NZ

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

Leaving Chepstow, take the third exit off the roundabout at the top of the town, remaining on the A48 - signposted Caerwent. Pass St Pierre on the left-hand side and at the next roundabout continue straight over and continue along the A48 for a few miles. Passing Caerwent Farm Shop on the left-hand side bypass the village and continue passing Mathern Day Nursery on the right, just past this nursery there is a concealed driveway on the left hand side, this is the entrance to Ashleigh Grove.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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