



CAERWENT

Guide price **£450,000**



# 29 HIGHFIELD

Caerwent, Caldicot, Monmouthshire NP26 5BJ



No upper chain  
Garage & off road parking for 3 cars  
Open countryside aspect to rear elevation

Caerwent is steeped in history and was founded by the Romans, it was considered to be an important settlement and although it now provides a modern village environment, the Roman ruins that remain within the village are some of the best preserved in Europe.

The village provides a range of local amenities to include a pub, village shop and post office, farm shop, garage, recreation field and village hall.

The nearest local town is Caldicot where more comprehensive facilities can be found and Chepstow is approximately 5 miles away. There is a bus stop just a short distance from the property for both primary and senior schooling.

The property has beautiful countryside views to the rear elevation providing an open aspect from the garden, with many additional walks close by. For those wishing to commute the A48, which links up to M4 access, is located on the outskirts of the village.

The property is being sold with the benefit of no upper chain.

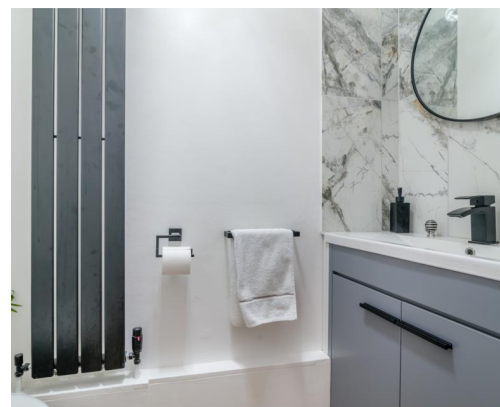


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### KEY FEATURES

- Well-proportioned detached property
- 4 bedrooms
- Ensuite to principal bedroom
- Spacious reception room
- Refitted kitchen with dining area & utility room
- Well located for commuting



# STEP INSIDE



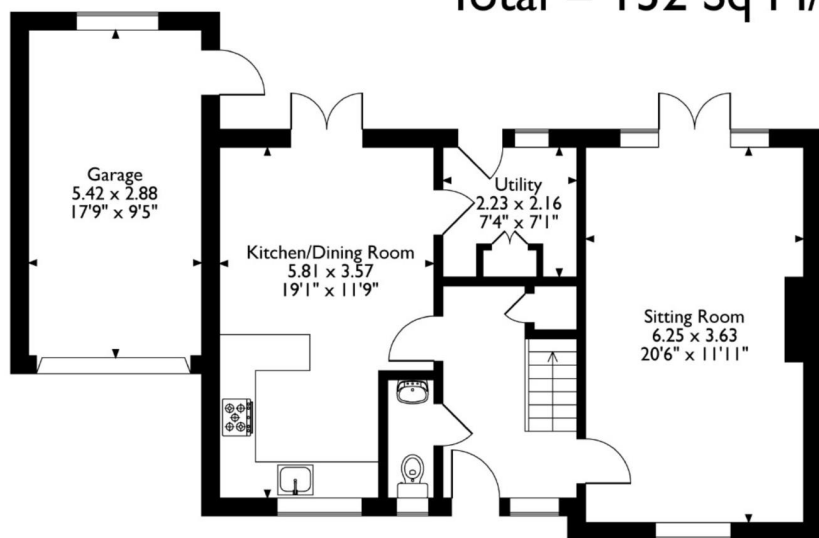
Upon entering the home, you are welcomed by a spacious and inviting reception hall. This area sets the tone for the rest of the house, featuring a staircase that leads to the upper floor and providing easy access to all the ground floor rooms. Practicality is not overlooked, as the hall also includes a useful under-stairs storage space - ideal for keeping everyday items out of sight yet within easy reach. To the side, a stylish cloakroom is fitted with a sleek, modern two-piece suite, complete with a vertical radiator and a front-facing window.

The main reception room is a beautifully presented living area that spans the full length of the property, offering a seamless flow from front to rear. Its standout feature is the elegant fireplace, equipped with a gas fire that creates a warm and inviting atmosphere, perfect for cosy evenings. There are French doors to the rear, these doors not only provide direct access to the rear garden, but they also frame breathtaking views of the surrounding open countryside, offering a picturesque backdrop that changes with the seasons.

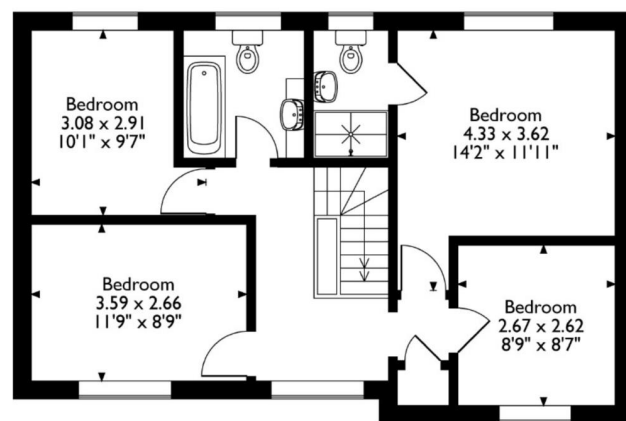
The kitchen has been tastefully re-fitted with modern, flush-fronted, high-gloss cream units, ensuring ample base and wall storage while maintaining a sleek, contemporary aesthetic. The work surfaces are both practical and stylish, perfectly complementing the integrated appliances, which include a dishwasher and fridge, together with a Rangemaster cooker. Well-proportioned, the kitchen also benefits from a dedicated dining area, ideal for family meals or entertaining.

Once again, French doors lead out to the rear sun terrace, inviting you to step outside and enjoy the serene countryside views while dining al fresco. Adjacent to the kitchen, a utility room continues the modern theme, offering additional storage, utility plumbing, and housing the boiler. This room also provides convenient access to the rear garden, making it a functional and stylish extension of the kitchen space.

Approximate Gross Internal Area  
 Main House = 116 Sq M/1248 Sq Ft  
 Garage = 16 Sq M/172 Sq Ft  
 Total = 132 Sq M/1420 Sq Ft



Ground Floor



First Floor

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.

Ascending to the first floor, you are greeted by a well-designed galleried landing that serves as a gateway to all the rooms on this level. Off the landing, there is a practical airing cupboard, ideal for storing linens, and convenient loft access for additional storage. The first floor boasts four well-appointed bedrooms and a stylishly refitted family bathroom.

The principal bedroom is a spacious rear-facing room that comfortably accommodates a double bed and allows for various furniture arrangements. One of its most appealing features is the uninterrupted view of the far-reaching countryside. This room also benefits from a mirrored wardrobe and its own ensuite, which is fitted with a modern three-piece suite, including an oversized shower enclosure.

Bedrooms two and four overlook the front elevation, with bedroom two offering ample space for a double bed and other furnishings, making it an ideal guest or children's room. Bedroom four is a generously sized single room. Both bedrooms also have mirrored wardrobes. Bedroom three, located at the rear, also shares the same captivating countryside views as the principal bedroom. Currently used as a study, it comfortably accommodates a double bed, providing flexibility for use as an additional bedroom or a peaceful workspace for those who work from home.

The family bathroom is another highlight of the first floor, having been refitted with a modern three-piece suite in white and bathroom wall cabinet. The focal point of this room is the elegant, freestanding claw-footed bath, which adds a touch of luxury.

# STEP OUTSIDE



Stepping outside to the front elevation of the property, you're greeted by a generously sized driveway that provides convenient off-road parking for up to three cars. The single garage is another feature, equipped with both electric lighting and power, making it ideal not just for vehicle storage, but also for use as a functional workspace. A handy pedestrian door in the garage offers easy access to the rear garden.

The rear garden has a stunning open aspect that stretches across unspoiled countryside. The view offers a sense of tranquillity and natural beauty, with the landscape changing subtly throughout the seasons. The rear garden is predominantly laid to lawn, while a well-positioned paved sun terrace invites you to take in the countryside views.

## INFORMATION

Postcode: NP26 5BJ  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: D





## 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, before turning left signposted Caerwent (just after the farm shop). Turn left into Highfield and proceed to the end of the cul de sac where the property can be found on the left hand side.



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

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