



ROGIET

Guide price £310,000



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# 1 CHESTNUT DRIVE

Rogiet, Caldicot, Monmouthshire NP26 3TH



Sizeable rear garden  
Garage and three parking spaces  
Well located for commuting

This modern link-detached property provides well-presented family accommodation, conveniently located for both primary schooling, and also access to a main rail line at Severn Tunnel Junction, both of which are situated within Rogiet itself. There are also two bus stops only a stone's throw away from the property.

Rogiet, a small village containing a handful of useful amenities, can be found nestled between Caldicot and Magor, allowing easy access to the M4.

Beautiful countryside walks and places of interest are close by. These include the coastal path, Slade Woods and Magor Marsh - home to an abundance of wildlife.

The beautiful village square at Magor hosts a range of local amenities such as boutique shops, a Post Office, and a selection of restaurants. The nearby historic town of Caldicot provides more comprehensive facilities, including a secondary school, doctor and dental surgeries, and supermarkets.

There are also several options for refreshments located around the town, serving as convenient opportunities to pause between outings to Caldicot Castle and Dewstow Gardens and Grottoes.





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### KEY FEATURES

- Link detached property
- Three bedrooms (ensuite to principal bedroom)
- Kitchen with dining area
- Good sized reception room
- Ground floor cloakroom
- Popular location, close to primary schooling





# STEP INSIDE



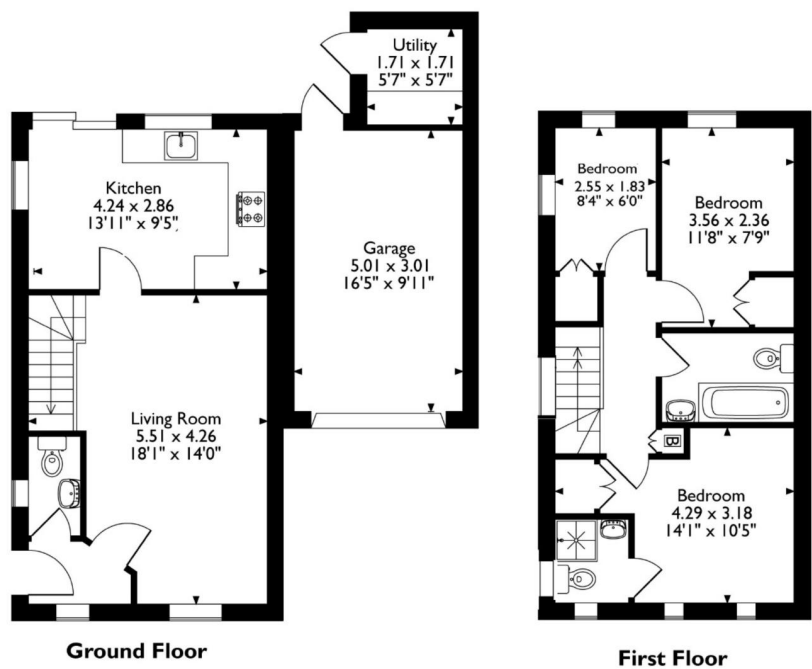
A path of laurels guides towards the main entrance, creating a private approach to this side elevation access. From the reception area there is access to the spacious living room, and the contemporary cloakroom which boasts underfloor heating and a modern two-piece suite.

The front-facing reception room is wrapped in views of the greenery surrounding it, providing a show for nature enthusiasts and novice bird watchers.

Step through into the heart of the home where the sunlight from the dual aspect windows beams onto a thoughtfully refitted kitchen, equipped with an integrated dishwasher, Smeg oven, and Smeg gas cooker. A range of wall and base units provide ample storage.

A rear-facing window offers delightful garden views, while a patio door gives access to the rear sun deck. A dedicated dining area offers a pleasant option for formal social gatherings overlooking the garden, complete with underfloor heating for those cosier winter evenings.

Approximate Gross Internal Area  
Main House = 72 Sq M/ 776 Sq Ft  
Garage/Outbuilding = 18 Sq M/194 Sq Ft  
Total = 90 Sq M/970 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.

Ascending to the first floor from the living room, the landing welcomes access to three bedrooms and the main bathroom.

The principal bedroom brings a built-in double wardrobe for discrete floor-to-ceiling storage, as well as front-facing windows that catch summer sunsets. The ensuite features underfloor heating and a modern suite inclusive of a cubicle with a rain shower.

Bedroom two will also accommodate a double bed and is rear-facing with garden views, alongside a practical double built-in wardrobe.

Meanwhile, bedroom three, though a single room, doesn't compromise on storage, providing convenience with a built-in storage of its own. With a dual aspect, views of the garden, local fields, and sunrises can be enjoyed in this bijou suntrap.

Completing the upper level, the bathroom is fitted with a three-piece suite, including a bath with a shower over.



# STEP OUTSIDE



To the front elevation, this property offers parking for up to three cars, complete with an electric car charging point. Adding to the convenience, there's access to a garage featuring an up-and-over door, equipped with electric light and power for added functionality.

Venturing to the side elevation, a pathway leads to the sizeable rear garden, with a south-easterly facing orientation. The property offers a good degree of privacy and is planted with a variety of established shrubs and fruit trees.

The garden further offers several seating areas thoughtfully nestled within, including a sun terrace, a decked area, and a sunken patio - perfect for evening relaxation. A neatly maintained lawn is bounded by fencing.

Completing the picture of functionality, a utility room positioned conveniently behind the garage provides access to hot and cold water, drainage, electricity sockets, and lighting.

## INFORMATION

Postcode: NP26 3TH

Tenure: Freehold

Tax Band: E

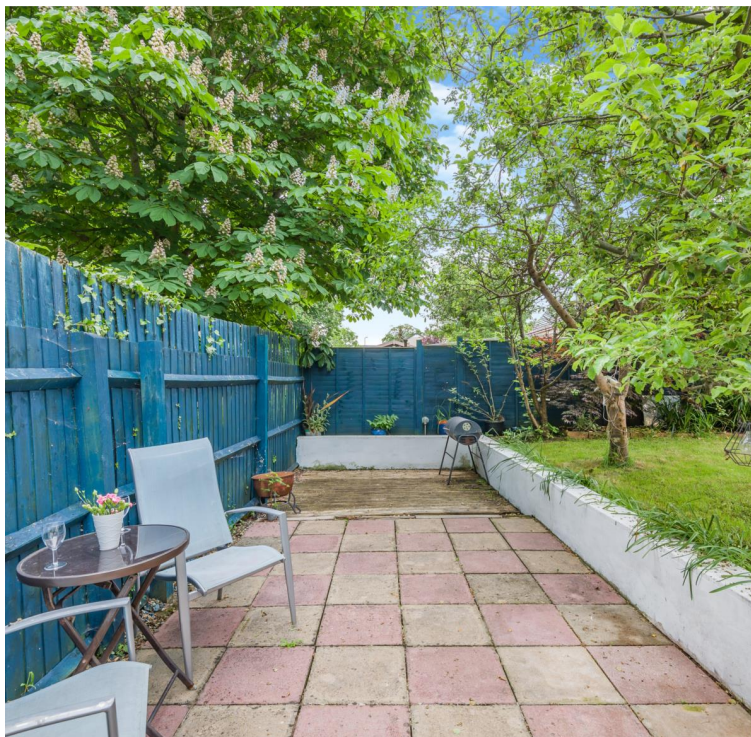
Heating: Gas

Drainage: Mains

EPC: C



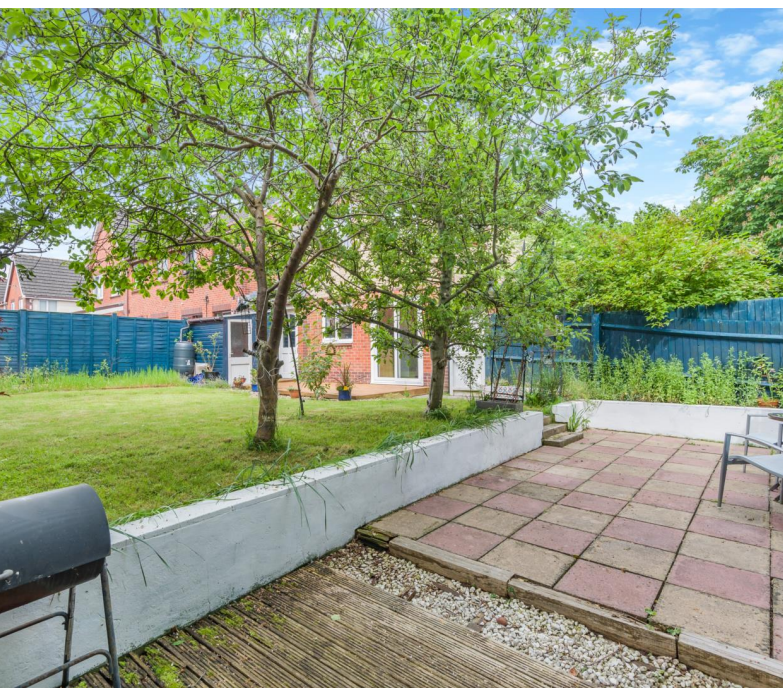




## DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for approx. 6 miles, bypassing Caldicot and on entering Rogiet turn left (opposite the garage) into Chestnut Drive, the property is on the left at the end of the shared access drive.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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