



CALDICOT

Guide price **£400,000**



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63 SANDY LANE

Caldicot, Monmouthshire NP26 4NE



Extended accommodation
Off road parking
Sizeable rear garden with outside bar

This well presented 3 bedroom detached cottage is located on the outskirts of Caldicot town centre. 63 Sandy Lane is close to local amenities, including the beautiful grounds of Caldicot Castle & Country Park. The town of Caldicot offers a range of facilities to include primary and comprehensive schooling, a range of local inns and restaurants plus shopping and leisure facilities. There is access to the M4 motorway network in the neighbouring town of Chepstow and also at Magor.

The property was built in approx. 1880 and has since been extended to provide spacious accommodation, yet with much character remaining. Briefly looking at the accommodation the property offers two reception rooms, plus a large kitchen with breakfast area and utility room, with a shower room also located to the ground floor. To the first floor there are three bedrooms and a well presented bathroom. Externally the property offers a sizeable plot, with the rear garden offering itself for entertaining, as an outside bar has been created, along with a flexible room currently used as a gym.



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KEY FEATURES

- Beautiful detached cottage
- 3 bedrooms
- Spacious kitchen plus utility room
- First floor bathroom & ground floor shower room
- Flexible garden room
- Close to local amenities including schooling



STEP INSIDE



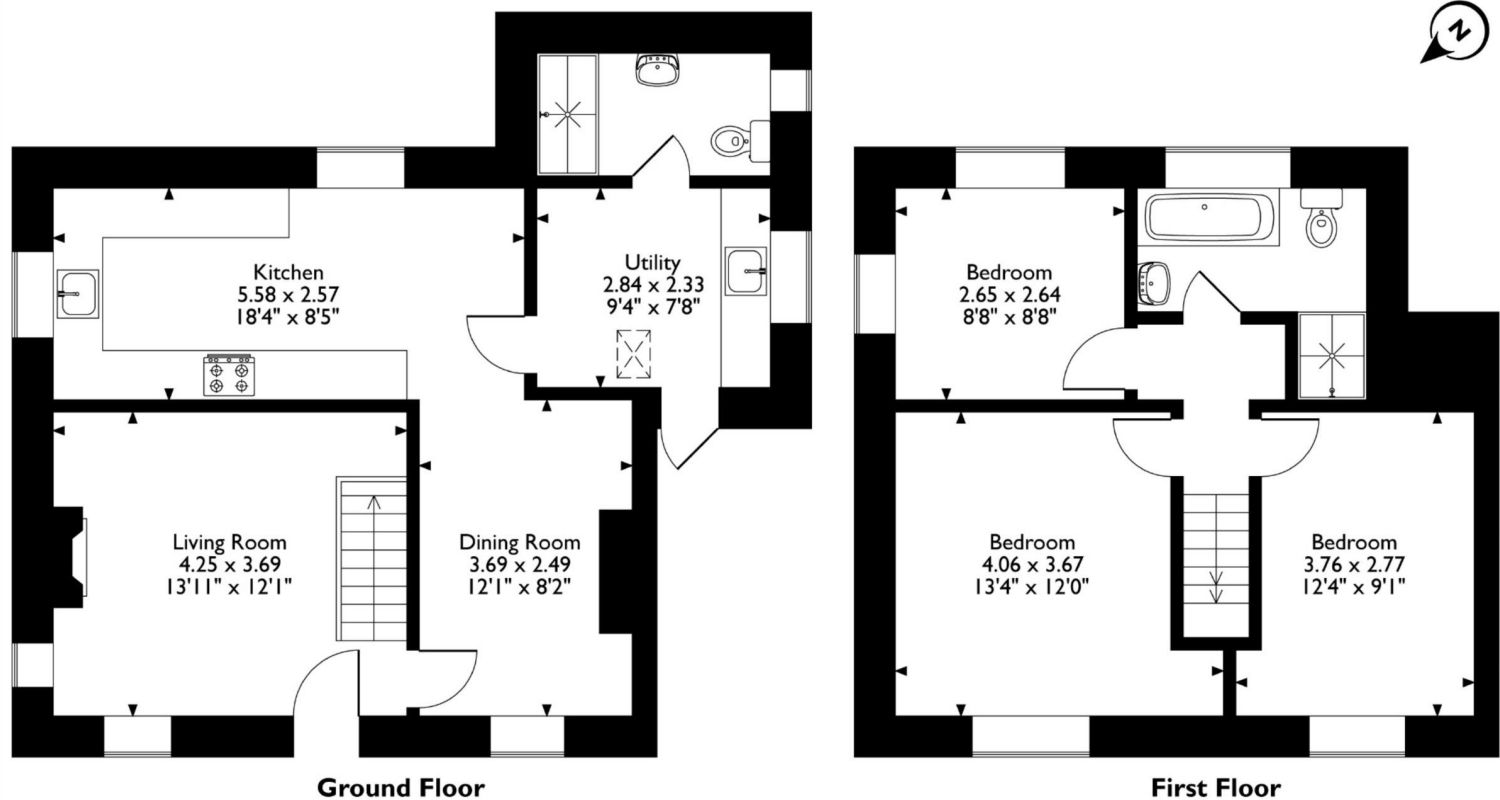
The property welcomes you with a charming main reception room, where a wood-burning stove with a wooden mantel serves as the focal point. This cosy space is filled with character, enhanced by dual-aspect windows, wooden flooring, and stairs leading to the first floor.

Adjacent to the living room is the dining room, a spacious front-facing reception area perfect for hosting with ample room for a full-sized dining table. The tiled flooring here adds a touch of practicality and style.

The kitchen is generously sized and well-equipped with base and wall units complemented by attractive work surfaces. Dual-aspect windows provide the space with natural light, while a range cooker adds a touch of rustic charm, there is space for a breakfast table if required.

A stable door leads to the utility room, which is both functional and airy, offering utility plumbing, storage, a Velux roof light, and direct garden access.

Approximate Gross Internal Area
96 Sq M/1033 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 utility room, you'll find a sleek ground-floor shower/wet room, fitted with a modern three-piece suite, including an oversized shower enclosure with a rain shower.

Upstairs, wooden latch doors open off the landing to three well-appointed bedrooms and a beautifully re-fitted bathroom.

The principal bedroom is a spacious front-facing double room with plenty of space for furniture and a convenient shelved recess.

The second bedroom is also a generous front-facing double room, while the third bedroom offers versatility as either a cosy sleeping area or a home office for those wishing to work from home.

The bathroom is a true highlight, featuring a well-appointed four-piece suite complete with a claw-footed bath and a separate shower enclosure.

STEP OUTSIDE



This property boasts off-road parking at the front, but the true highlight lies in the rear garden - a private haven designed for relaxation and entertaining. The garden unfolds beautifully, primarily laid to lawn and adorned with mature trees and shrubs that enhance its atmosphere. Various seating areas are thoughtfully positioned throughout, making it perfect for hosting gatherings or enjoying quiet moments outdoors.

A standout feature is the outdoor bar, which is complemented by a spacious decked area and a pergola, creating an inviting space for socialising. Adjacent to this is a versatile room currently used as a gym, offering potential for other uses. Additionally, the property includes a large and practical workshop, ideal for storage or hobbies. The garden is securely enclosed by fencing, with convenient side pedestrian access.

INFORMATION

Postcode: NP26 4NE

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: TBC

EPC: E





DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport (A48). Continue down the hill and pass St Pierre Country Club on the left-hand side. Continue up the hill, and at the next roundabout turn left in the direction of Caldicot. Continue along without road without deviation for a few miles and carry straight on (2nd exit) at the Mitel roundabout. A short distance along this road turn right on to Chepstow Road. Follow this road, passing Asda on the left-hand side and continue straight over at the mini roundabout into Sandy Lane. Follow the road and following the numbering the property is located on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	44	
EU Directive 2002/91/EC		

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