



CAERWENT

Guide price **£400,000**



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4 ROUNDBUSH CRESCENT

Caerwent, Caldicot, Monmouthshire NP26 5AG



Well-proportioned rooms
Off road parking for 3 cars plus a garage
Well located for commuting

This superb 4-bedroom detached property perfectly offers a contemporary design with functional living space. Whether you are looking for a family home or a space to work from home, this property has been designed to accommodate various lifestyles and preferences.

The property is ideally situated within the charming and historic Roman village of Caerwent, imparting a sense of timeless allure and a rich cultural backdrop. Residents will enjoy the proximity to local amenities, ensuring convenience in daily living. A reliable 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. 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.



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KEY FEATURES

- Superb detached family home
- 4 Bedrooms Ensuite to principal bedroom
- Spacious kitchen with dining area
- Delightful private rear gardens
- Large reception room
- Close to local amenities



STEP INSIDE



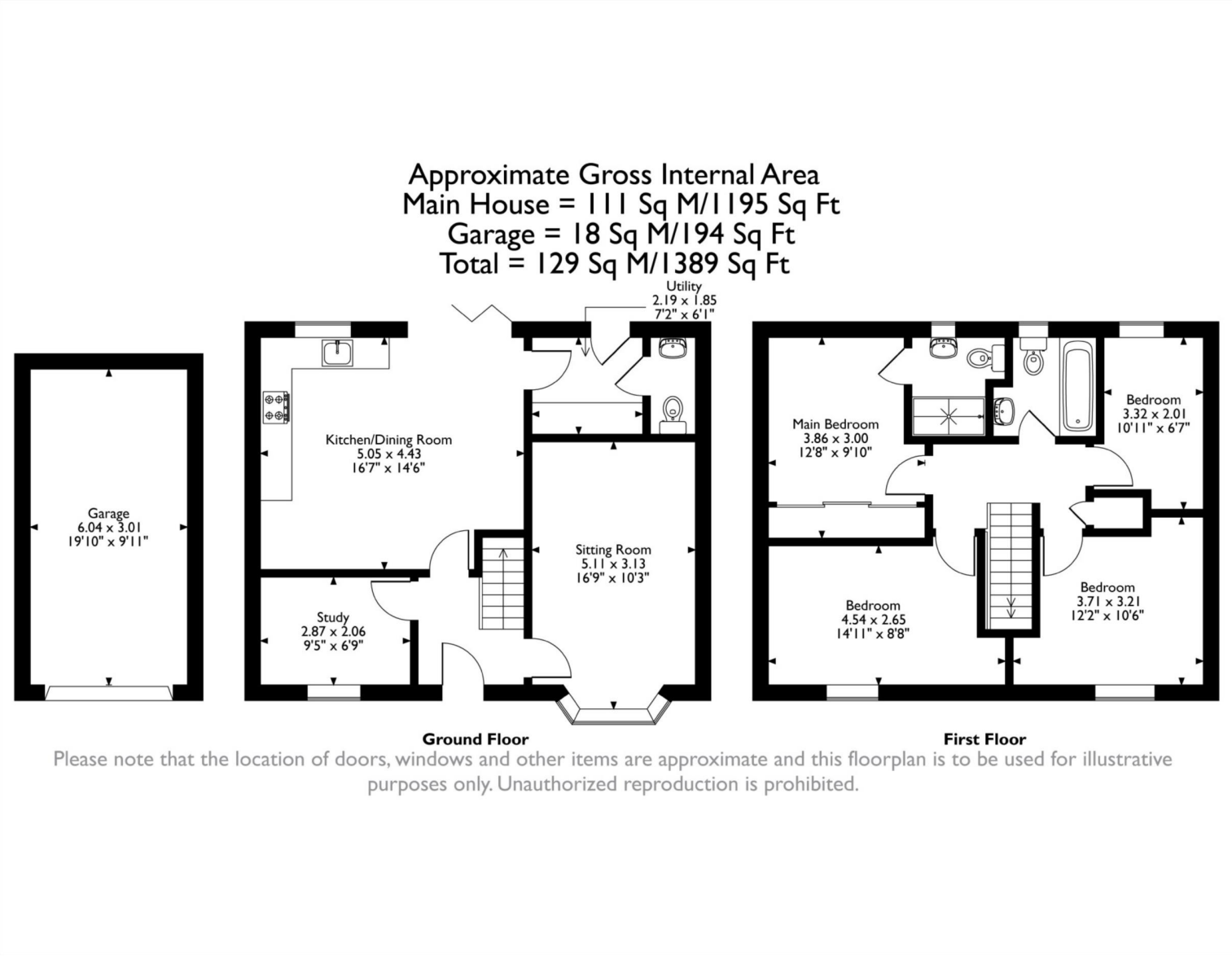
Step through the front entrance into a welcoming reception hall, where the staircase rises to the first floor and doors lead to all principal ground floor rooms.

The main living room is a generously sized space, perfect for a variety of furniture layouts. A beautiful bay window with stylish shutters floods the room with natural light, and a built-in bookcase - offered with the property - adds character and practical storage.

Across the hall, the second front-facing reception room presents an ideal space for a home office, complete with its own shuttered window. This versatile room is perfect for anyone working remotely or seeking a peaceful retreat within the home.

At the heart of the property lies the impressive kitchen - a spacious, contemporary area designed for both functionality and style. High-gloss base and wall units offer ample storage, complemented by attractive tiled flooring. Integrated appliances, including a double oven, hob, and dishwasher, are included. There's plenty of room for a full-sized dining table, and large folding doors at the rear open wide to connect the space seamlessly with the garden - perfect for entertaining.

A convenient understairs cupboard adds extra storage, while an adjoining utility room provides further functionality with additional plumbing, garden access, and a ground floor cloakroom fitted with a modern two-piece suite.



Upstairs, the landing leads to four generously proportioned bedrooms.

The principal bedroom overlooks the rear garden and features inset lighting, a range of built-in wardrobes, and a stylish en-suite with a refitted three-piece suite, including an oversized rain shower enclosure.

The three additional bedrooms all accommodate double beds, each with shuttered windows and inset spotlighting.

Bedroom three also includes a built-in corner desk - ideal for homework or home working.

A sleek family bathroom completes the upper floor, boasting a modern three-piece suite with a bath and rain shower over, attractive tiling, and elegant wooden-top vanity.

STEP OUTSIDE



To the side of the property, you'll find ample off-road parking for up to three vehicles, along with an oversized garage that's fully equipped with electric lighting and power. Convenient pedestrian access from the driveway leads directly to the rear garden, making it easy to move between the front and back of the home without going through the interior.

The rear garden is a true haven of tranquillity and privacy, thoughtfully landscaped and brimming with character. A lush, well-maintained lawn, surrounded by mature shrubs and trees that offer seasonal colour and natural screening. A charming pergola shelters a cosy seating area - perfect for relaxing or entertaining - while raised borders add depth and vibrancy with their established plantings.

The entire garden is neatly enclosed with fencing, creating a safe and private space for children, pets, or simply enjoying the outdoors in peace. A garden shed provides handy extra storage. This garden is not just an outdoor space - it's an extension of the home.

INFORMATION

Postcode: NP26 5AG
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





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 take the next right turn into Dinham Road, and left into Ash Tree Road, continue for a short distance where the turning for Roundbush Cres can be found on the left-hand side, and the property also on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



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