



CAERWENT

Guide price **£485,000**



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11 CANON LANE

Caerwent, Caldicot, Monmouthshire NP26 4QQ



4 Bedrooms (2 with ensembles)
Popular village location
Double garage and off-road parking

Located in a highly desirable cul-de-sac within the historic Roman village of Caerwent, this well presented 4-bedroom detached home offers an enviable blend of reconfigured and extended space, and modern living. The property also further benefits from a double garage, a large open plan, solid roof conservatory, a beautifully re-fitted kitchen and many refurbishments by the present owners such as the refitting of bathrooms, carpets and floorings, electric garage doors and redecorating throughout.

Perfectly positioned within easy reach of local amenities, residents can enjoy the convenience of a charming village pub, a well-stocked shop/post office, a beautiful church, and a communal hall and field, ideal for gatherings and outdoor activities.

This prime location also provides excellent connectivity, with the M4 corridor just a short drive away, making it an ideal choice for commuters seeking a tranquil village setting without sacrificing accessibility.

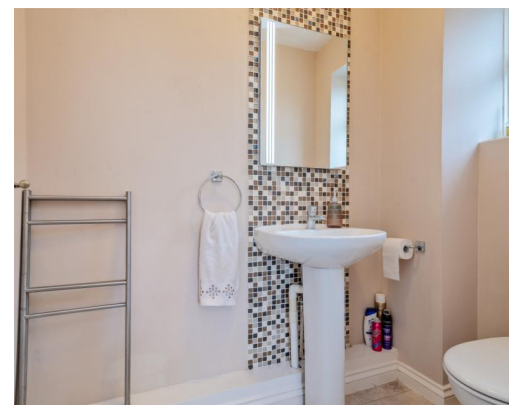


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KEY FEATURES

- Superb detached house
- Spacious reception accommodation
- Open plan conservatory
- Re-fitted kitchen
- Enclosed rear gardens
- Ideally located for commuting



STEP INSIDE



The property is entered via the front entrance door into an inviting reception hall, featuring doors leading to the living room and kitchen, stairs rising to the first floor, and a door to the cloakroom, which has been refitted with a contemporary two-piece suite.

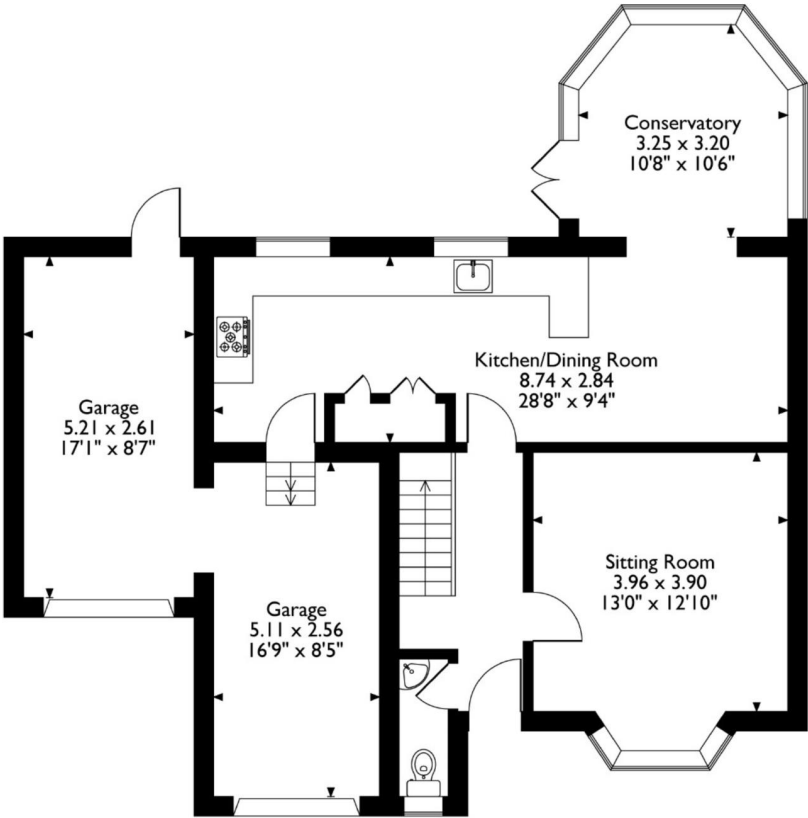
The living room is a generously proportioned, front-facing reception space, offering ample room for various furniture layouts.

The kitchen has been thoughtfully refitted and reconfigured to create a stylish and practical open-plan hub of the home. It features an extensive range of grey-fronted wall and base units, complemented by integrated appliances including an oven, hob, dishwasher, washer/dryer, and wine fridge. The kitchen includes a dedicated dining area, which flows seamlessly into the conservatory.

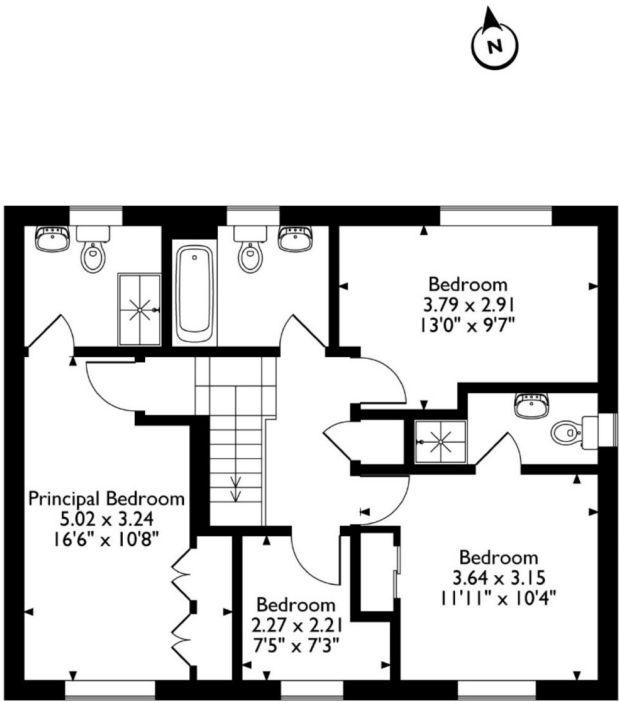
The conservatory, enhanced with a solid roof and two Velux windows for natural light, provides a versatile living area with delightful views over the rear garden and access to the sun terrace. A convenient pedestrian door also leads through to the garage from the kitchen area.

Ascending to the first floor, a split-level landing gives access to all bedrooms, the family bathroom, loft space, and a useful airing cupboard.

Approximate Gross Internal Area
152 Sq M/1637 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.

The principal bedroom is a spacious double room with a front-facing aspect, built-in wardrobes, and a modern ensuite shower room featuring a three-piece suite with an oversized shower enclosure and fully tiled walls.

The guest bedroom is also a front-facing double, benefiting from built-in storage and a stylish ensuite fitted with a modern three-piece suite including a tiled shower enclosure.

Bedrooms three and four are both well-proportioned as a double and single room; bedroom four offers an ideal space for a home office or study.

The family bathroom is beautifully presented and generous in size, comprising a panelled bath with shower and screen, and modern complementary fittings throughout.

STEP OUTSIDE



Outside, a welcoming open-canopy entrance leads to the property. There is a generous driveway with space for up to three vehicles. The property features two garages, both fitted with electric doors, power, and lighting, also housing the central heating boiler and offering direct access to the rear garden.

The rear garden provides a private, well-enclosed retreat, complete with a paved terrace and a neatly maintained lawn. Mature, well-stocked borders add colour and character, while a handy outside tap and greenhouse complete this charming outdoor space.

INFORMATION

Postcode: NP26 4QQ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





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 in the left-hand side. Continue up the hill, and at the next roundabout proceed straight over and continue along the A48 for several miles. On entering Caerwent turn left into the village (just past the farm shop), continue through the village turning left just prior to the village pub (The Coach & Horses) and then left into Canon Lane, following the road the property is located on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	73	77
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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