



HIGHMOOR HILL

Guide price **£435,000**



WOODSIDE

Highmoor Hill, Caldicot, Monmouthshire NP26 5PF



Beautiful gardens totalling approx. 0.18 acre
Garden office, ideal for home working
Off road parking

This charming 3-bedroom semi-detached cottage is nestled within a sought-after hamlet of Highmoor Hill, boasting a peaceful rural location on the outskirts of Caerwent. This character cottage offers a blend of charm with modern comforts and is set within grounds totalling approximately 0.18 acre.

The area offers outstanding countryside for walking, and for those wishing to commute M4 access can be found at both Magor and in the neighbouring town of Chepstow. The main line at Severn Tunnel Junction is a few miles away in Rogiet. Families will also appreciate the proximity to both primary and comprehensive schooling.

The property seamlessly blends practicality with natural beauty, offering a private retreat that is both functional and picturesque. Whether you're soaking up the sun within the beautiful gardens, or marvelling at the local wildlife in Slade Woods adjacent to the house, this home provides a perfect sanctuary from the hustle and bustle of everyday life.

Beyond your doorstep, the stunning grounds of Caldicot Castle & Country Park offer an opportunity for further leisurely walks and picnics. The charming Roman village of Caerwent, with its historical significance and additional local amenities, is also within easy reach and offers a range of local amenities.

The property is also well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.

Properties of this nature very rarely come to the market; early viewing is therefore recommended.



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KEY FEATURES

- Charming semi-detached cottage
- 3 bedrooms
- Spacious reception rooms
- Kitchen with dining area
- Sought after location
- Viewing highly recommended



STEP INSIDE



The property is entered through the front door into a welcoming L-shaped reception hall, providing access to all ground-floor rooms. A wooden open-tread staircase leads to the first floor, adding a touch of character to the space.

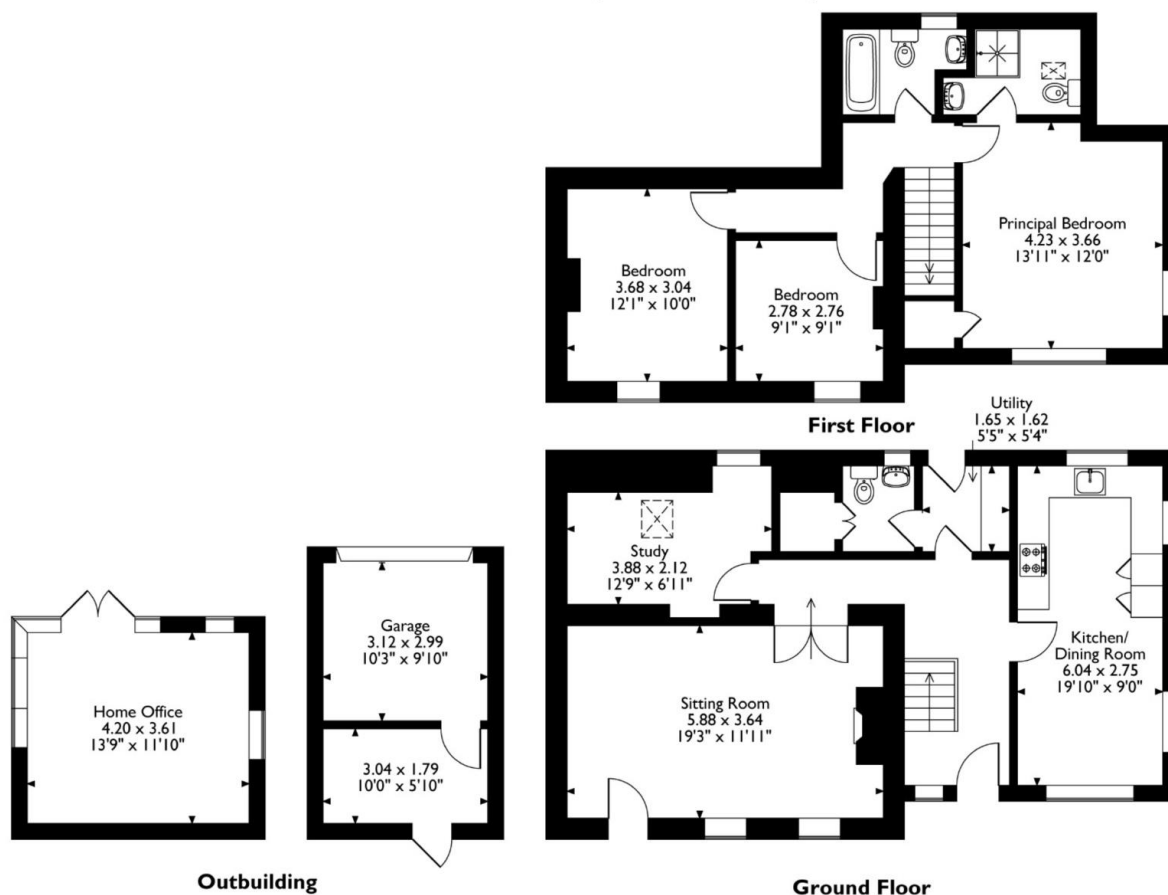
The kitchen is a particularly delightful feature of the home, offering both practicality and charm. It benefits from a dedicated dining area and four windows that frame lovely views of the garden while allowing an abundance of natural light to flood the room. The kitchen is fitted with a range of wall and base units, a double oven, hob, and plumbing for a dishwasher - making it ideal for both everyday living and entertaining.

Accessed through attractive wooden double doors, the main reception room exudes warmth and character. This spacious, front-facing room can easily accommodate a variety of furniture arrangements. Two large windows provide pleasant views over the garden and toward the distant estuary, while the wood-burning stove set within a stone fireplace creates a wonderful focal point. The room is finished with laminate flooring and includes a stable door that opens directly onto the garden, enhancing the connection between indoor and outdoor living.

A second versatile reception room provides excellent flexibility, perfect for use as a study, hobby room, or home office - this room could even offer the option of a fourth bedroom. It is bright and airy, thanks to a combination of a window and an additional Velux roof light. To the rear of the property, a practical lobby area includes a stable door leading to the garden, along with plumbing for utility appliances. From here, there is also access to a ground-floor WC fitted with a two-piece suite and housing the central heating boiler.

Approximate Gross Internal Area
 Main House = 125 Sq M/1345 Sq Ft
 Garage/Outbuilding 30 = Sq M/322 Sq Ft
 Total = 155 Sq M/1667 Sq Ft

2



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, the landing provides access to all three bedrooms and the family bathroom.

The principal bedroom is a spacious and inviting double room, full of charm and character. A large window frames a delightful view of the beautifully landscaped gardens, with the picturesque Slade Woods visible beyond. The room features built-in storage and an exposed beamed ceiling, adding warmth and rustic appeal. This bedroom also benefits from a private en-suite shower room, fitted with a modern three-piece suite. The en-suite is tastefully finished with fully tiled walls and flooring, and a Velux window ensures plenty of natural light.

The second bedroom is also a well-proportioned double, continuing the home's sense of character with its beamed ceiling and an attractive feature fireplace. The window enjoys lovely garden views, creating a peaceful and relaxing atmosphere. The third bedroom, currently arranged as a spacious single, also enjoys views over the garden and features a beamed ceiling along with access to the loft.

The family bathroom is fitted with a white three-piece suite, including a panelled bath with shower over. It is fully tiled for ease of maintenance and complemented by inset lighting, which adds a contemporary touch. Loft access is also available from the bathroom.

STEP OUTSIDE



The property occupies a generous plot of approximately 0.18 acres, showcasing beautifully landscaped and meticulously maintained gardens that truly must be seen to be fully appreciated. Thoughtfully designed seating areas are positioned to make the most of the setting, offering peaceful spots from which to admire not only the gardens themselves but also the stunning views of the surrounding countryside, including the picturesque Slade Woods.

The gardens have been carefully cultivated to create a haven for both residents and local wildlife, featuring an established selection of mature trees, shrubs, and raised borders, complemented by a neatly kept lawn. Adding to the appeal is a purpose-built home office, providing excellent flexibility for those who work remotely or desire a private creative space separate from the main home.

To the rear of the property lies an additional garden designed for low maintenance, mainly laid with paving slabs and incorporating generous outdoor storage. This section is securely enclosed by fencing, ensuring both privacy and practicality. The vendor is in the process of obtaining the necessary legal documentation concerning access rights across the track, which leads to a private parking area accommodating two vehicles.

AGENTS NOTE:

The property and parking area are accessed by a track that is not owned by the property. We are advised that the occupier of the property has utilised this track since 2008.

Oil central heating
Private drainage

INFORMATION

Postcode: NP26 5PF

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: F





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). At the crossroads turn left onto Church Road (to the bottom side of the Coach and Horses pub) and continue along this road without deviation, passing Canon Lane on the left. Continue taking a right turn on the sharp left-hand bend, and passing Dewstow Manor. Take the next right turn signposted Highmoor Hill. Continuing along the lane, and at the telephone box take a sharp right turn up the track, continue for a short distance where the property can be found on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	54	
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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