



DIRECTIONS

From our Chepstow Office proceed along the A48 toward Newport, head through the village of Caerwent continuing along this road without deviation. Proceed to Penhow taking the first right after passing the pub on your left hand side into Parc Seymour, take the first right into Rockfield Glade, where following the numbering you will find the property.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band F

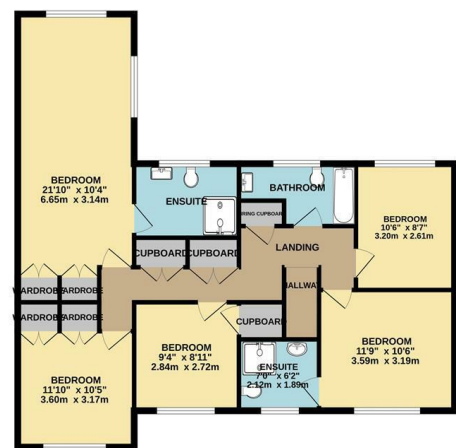
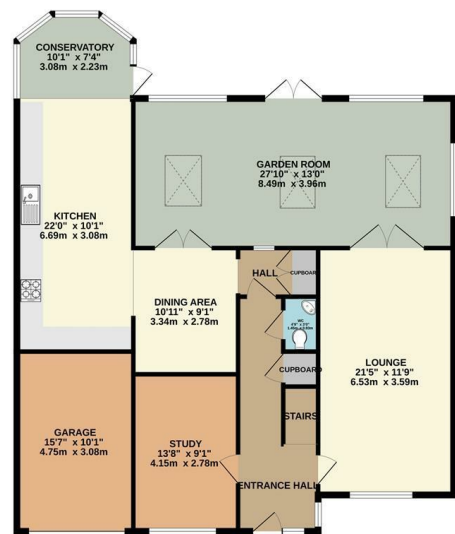
TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
1456 sq.ft. (135.3 sq.m.) approx.

1ST FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA - 2433 sq.ft. (226.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	



**20 ROCKFIELD GLADE, PENHOW, CALDICOT,
MONMOUTHSHIRE, NP26 3JF**

5 **3** **4** **C**

£595,000

**Sales: 01291 629292
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Offered to the market with the benefit of no onward chain, 20 Rockfield Glade comprises an executive detached family home having been extended by the current owners to provide fantastic, substantial and versatile living accommodation to include five bedrooms. Situated in a pleasant cul-de-sac setting within this sought after village retaining easy access to the A48 and M4 Motorway Network, this property offers a perfect mix of quiet village life yet being within an easy commute to the surrounding towns and cities. The well-planned accommodation briefly comprises to the ground floor; entrance hall, study/potential ground floor bedroom, lounge, open plan kitchen/dining/family room, a fantastic orangery and a WC/cloakroom, whilst the first floor offers five bedrooms (four doubles) and two of the bedrooms being en-suite, there is also a family bathroom. Further benefits include private driveway parking to the front, garage and an attractive, low-maintenance south-facing rear garden enjoying far-reaching countryside views. The property benefits full planning permission for the construction of a single storey rear extension which will provide a garden/reception room and a shower room.

The property is situated in Penhow, a popular and most sought after village location conveniently positioned just off the A48 providing excellent transport access to the M48 and M4 Motorways with direct links westbound to Newport (10 miles) and Cardiff (22 miles) and eastbound to Bristol (25 miles). The old market town of Chepstow is just 8 miles distance and offers an extensive range of amenities as well as Chepstow railway station which provides regular rail links, and the bus station providing local services and links to Cardiff, Swansea and London Victoria. The renowned Wye Valley is a short distance away. The property is situated within the Caerleon and Langstone school catchment areas.

FAMILY BATHROOM

Comprises a modern fitted neutral suite to include panelled bath with mains fed shower over, with water fall head and separate shower attachment, glass shower screen, low level WC, wash hand basin with mixer tap inset to vanity unit. Heated towel rail. Frosted window to the rear elevation.

OUTSIDE

GARAGE

4.75m x 3.08m (15'7" x 10'1")

A single car garage with electric roller shutter door.

GARDENS AND GROUNDS

To the front of the property is a block paved driveway providing parking for two vehicles and leading to the garage. The attractive front garden area is mainly laid to lawn with a rockery affording a range of plants and shrubs. Pedestrian side access to one side of the property leading to the rear garden. The south facing rear garden is of a generous size and offers low maintenance and a great deal of privacy being enclosed on all sides. Comprising a paved patio area accessed off the orangery which in turn steps down to further paved patio areas, one with pergola offering a fantastic space for dining, entertaining and relaxing. A lawned area leads to a fully insulated and double glazed summer house with power and lighting, which offers storage or further studio/home office space, if required.

SERVICES

All mains services are connected, to include mains gas central heating.

AGENTS NOTE

The property benefits full planning permission dated 29th June 2023 granted by Newport City Council under reference 23/0298 for the 'Demolition of existing conservatory and construction of single storey rear extension'. For further information please contact us.



EN-SUITE SHOWER ROOM

Comprising a modern and neutral suite to include corner shower cubicle with mains fed shower attachment, low level WC and wash hand basin over vanity unit with mixer tap. Heated towel rail. Fully tiled walls and flooring. Frosted window to front elevation.

BEDROOM 3

3.60m x 3.17m (11'9" x 10'4")

A double bedroom with window to front elevation. Two built-in wardrobes.

BEDROOM 4

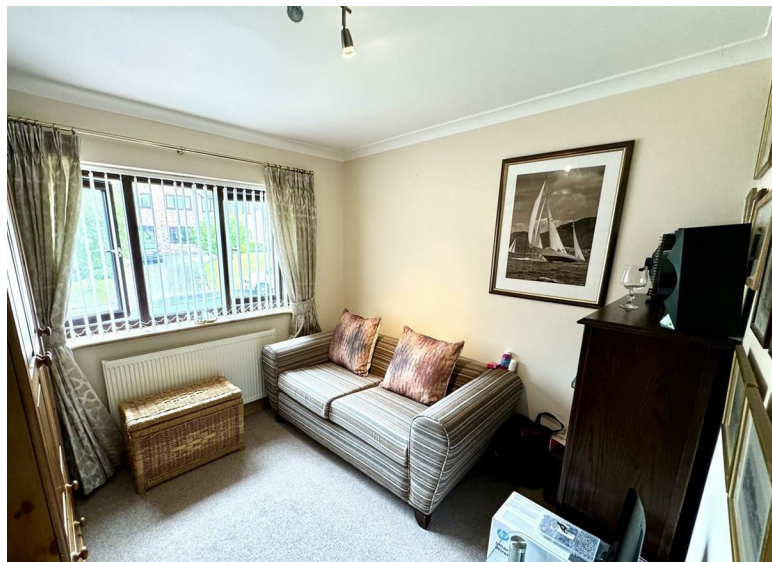
3.20m x 2.61m (10'5" x 8'6")

A double bedroom with window to rear elevation enjoying far reaching countryside views.

BEDROOM 5

2.84m x 2.72m (9'3" x 8'11")

Would make an ideal single fifth bedroom or indeed as a home office. Window to front elevation.



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with uPVC door and side window panel to front elevation. Stairs to first floor. Useful under stairs storage cupboard. Wood flooring.

WC/CLOAKROOM

Comprising low level WC and wall mounted wash hand basin. Part tiled walls.

STUDY

4.15m x 2.78m (13'7" x 9'1")

Could also be utilised as a ground floor double bedroom or sitting room, depending on requirements. Window to front elevation.

LOUNGE

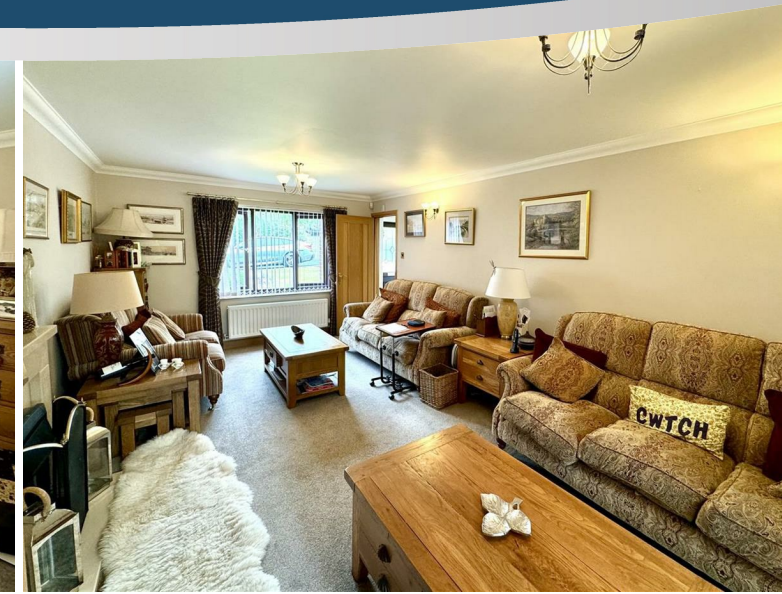
6.53m x 3.59m (21'5" x 11'9")

A sizeable reception room with window to the front elevation enjoying views over the gardens. Feature marble fireplace with inset gas fire and marble surround. French doors to:-

ORANGERY

8.49m x 3.96m (27'10" x 12'11")

Affords a fantastic additional reception space, currently utilised as two sitting areas but offering further use depending requirements. Vaulted ceiling with three Velux windows, electrically operated. Two large windows to the rear enjoying views over the gardens and French doors. A second set of French doors lead to :-



OPEN PLAN KITCHEN/FAMILY /DINING AREA

DINING AREA

3.34m x 2.78m (10'11" x 9'1")

Benefitting from a built-in cupboard and generous dining area with an open plan aspect to the :-

KITCHEN

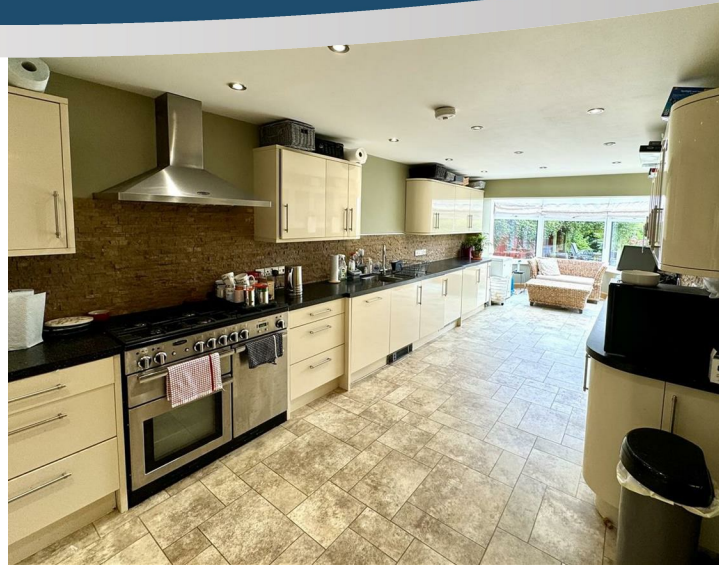
6.69m x 3.08m (21'11" x 10'1")

A sizeable kitchen comprising an extensive range of contemporary fitted base and eye level storage units with ample worktops over and tiled splashbacks. Inset sink with drainer and mixer tap. Freestanding gas Rangemaster Cooker with over head extractor hood. Integrated dishwasher, Bosh microwave, washing machine and tumble dryer. Space for freestanding fridge/freezer. Open plan to:-

CONSERVATORY/FAMILY AREA

3.008m x 2.23m (9'10" x 7'3")

Fully double glazed with door to rear garden, providing a flexible space currently utilised as sitting area.



FIRST FLOOR STAIRS AND LANDING

Access to all first floor rooms. Large loft access point with fitted pull down ladder. Two fitted storage cupboards. Airing cupboard housing the Worcester Bosh gas combi boiler.

PRINCIPAL BEDROOM

6.65m x 3.14m (21'9" x 10'3")

A sizeable double bedroom enjoying a vaulted ceiling with two Velux windows, electrically operated, as well as a double aspect windows to the side and the rear elevations, both affording far reaching countryside views. Two fitted wardrobes. Door to :-

EN-SUITE SHOWER ROOM

Comprising a modern suite to include double width walk-in shower cubicle with mains fed water fall over head shower and separate shower attachment, low level WC and wash hand basin inset to vanity unit with mixer tap. Fitted base storage units. Heated towel rail. Fully tiled walls. Frosted window to rear elevation.

BEDROOM 2

3.59m x 3.19m (11'9" x 10'5")

A generous double bedroom with window to front elevation. Door to :-

