



CAERWENT

Guide price **£550,000**



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30 MERTON GREEN

Caerwent, Caldicot, Monmouthshire NP26 5AT



Well enclosed private rear gardens
Superb garage conversion offering flexible additional rooms
Ideally located for M4 commuting

Tucked away in a sought-after cul-de-sac in the historic Roman village of Caerwent, this beautifully presented five-bedroom detached home perfectly combines modern living with thoughtful design.

The property offers spacious accommodation over three floors, to include well-proportioned reception space and five bedrooms situated over the first and second floor. For those looking for additional flexibility there is a superb garage conversion, created from the original double garage, which now offers two additional rooms including a dedicated study for those wishing to work from home.

Enjoy the best of village life with a friendly local pub, a handy shop and post office, a charming church, and a community field just a stroll away and with the M4 corridor only a short drive away this is the ideal spot for those wanting peaceful village living, with easy commuting.



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KEY FEATURES

- Spacious detached property over 3 levels
- 5 bedrooms, including a principal bedroom suite
- Large kitchen with dedicated dining area
- Utility room & ground floor cloakroom
- Situated close to a good range of local amenities
- Viewing highly recommended



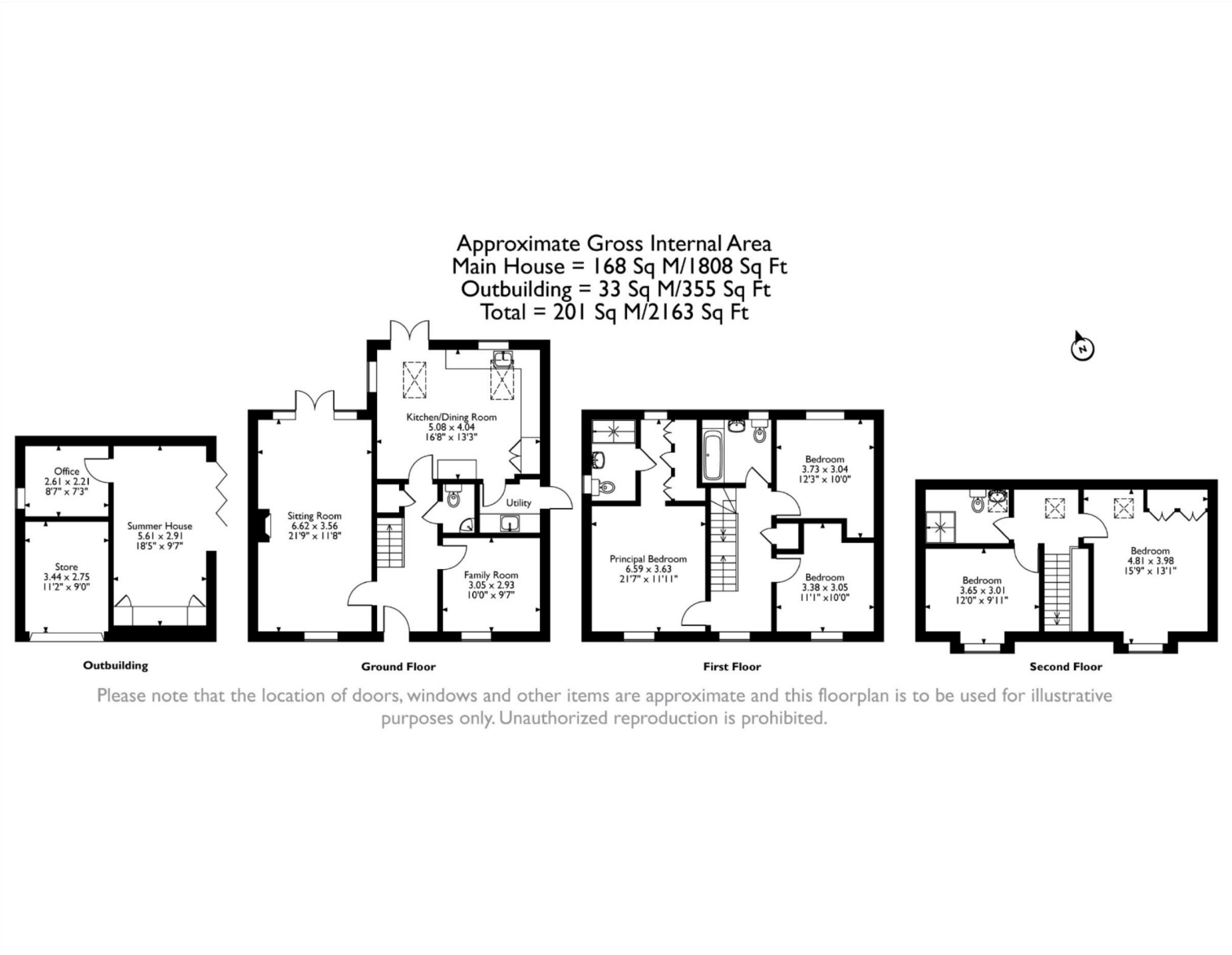
STEP INSIDE



The front door opens into a welcoming reception hallway with access to all ground-floor rooms, handy understairs storage, and a sleek cloakroom fitted with a modern white two-piece suite.

The generously sized living room stretches from front to back, featuring French doors to the rear garden and a striking media wall with an inset fire as its focal point. A versatile second reception room to the front - currently used as a playroom - offers ample space for formal dining if desired.

At the heart of the home sits the well-proportioned kitchen, beautifully finished with high-gloss units accented by stylish copper coloured detailing. Flooded with natural light from two rooflights and French doors to the garden, it also includes a breakfast bar for relaxed dining and space for a dining/breakfast table. Integrated appliances comprise of a fridge freezer, double oven, hob and dish washer. A door leads through to the matching utility room, complete with plumbing, side access, and housing for the central heating boiler.



The first-floor landing offers a useful storage cupboard and access to three bedrooms, the family bathroom, and stairs rising to the second floor.

The principal bedroom is a generous front-facing retreat, easily accommodating a range of furniture, and is complemented by a dedicated rear-facing dressing area with built-in wardrobes and a pleasant garden outlook.

A stylish ensuite completes the space, featuring a modern three-piece suite with an oversized shower enclosure.

This floor also hosts two further double bedrooms, one to the front and one to the rear, along with a family bathroom fitted with a contemporary white suite to include a panelled bath with central shower attachment.

The second floor provides a bright landing illuminated by a Keylite window, the landing leads to two additional flexible double bedrooms. Ideal for guests, older children, or home working, this level is completed by shower room, to include a fitted shower enclosure.

STEP OUTSIDE



Completed in 2024, the standout feature of the outdoor space is the impressive double garage conversion, adding exceptional versatility to the home. Now transformed into a stylish, front-facing garden room with bi-fold doors opening onto the garden, it also boasts a built-in bar - perfect for hosting friends and family. To the rear, a separate study provides an ideal work-from-home retreat, while the original garage doors remain in place, concealing valuable storage. The private garden is neatly enclosed with fencing and features a well-kept lawn, multiple seating areas, and a side garden shed that will remain. A pedestrian gate leads to two parking spaces, all accessed via a shared driveway also serving the neighbouring property.

INFORMATION

Postcode: NP26 5AT

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

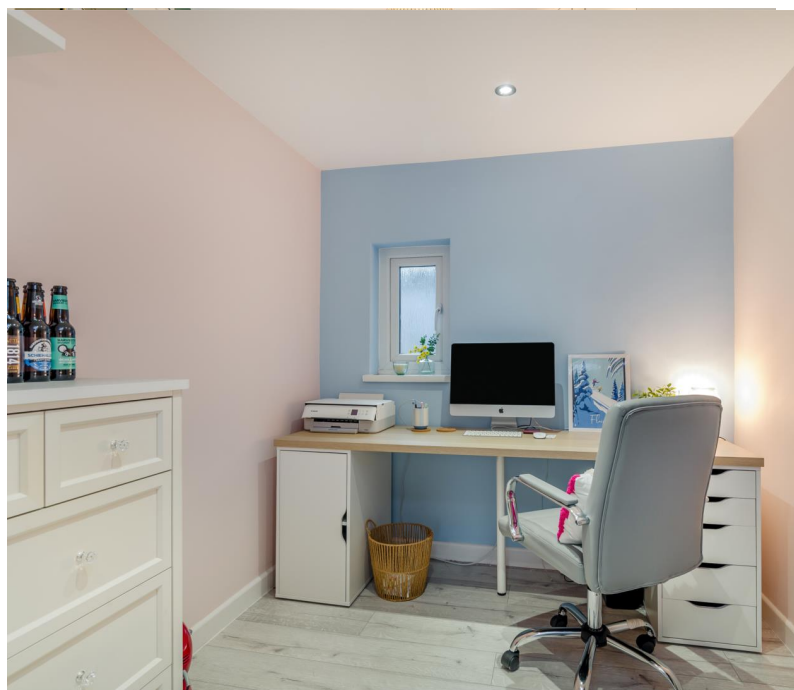
EPC: TBC





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. Continue along the A48 and take a right-hand turn into Merton Green, where following the numbering, the property can be found on the left-hand side.



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