



## CAERWENT

Guide price **£550,000**



# 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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£550,000



## 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

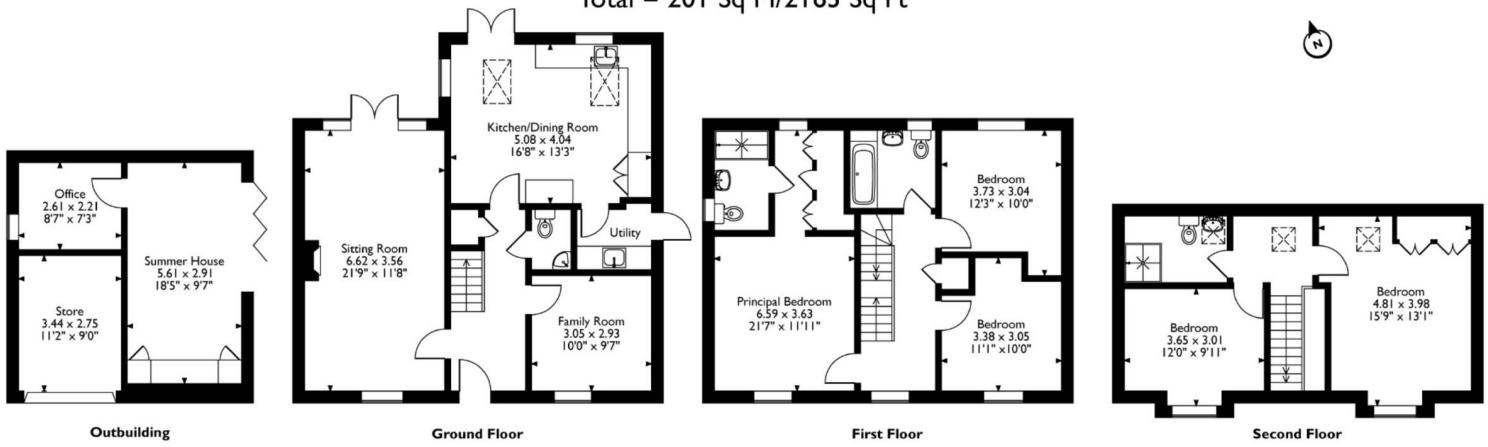


The front door opens into a welcoming reception hallway with access to all ground-floor rooms, handy understairs storage, and a sleek cloakroom fitted with a modern white two-piece suite.

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.

Approximate Gross Internal Area  
 Main House = 168 Sq M/1808 Sq Ft  
 Outbuilding = 33 Sq M/355 Sq Ft  
 Total = 201 Sq M/2163 Sq Ft



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 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.



30 High Street, Chepstow, NP16 5LJ

01291 626262

[caldicot@archerandco.com](mailto:caldicot@archerandco.com)

[www.archerandco.com](http://www.archerandco.com)

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