

**Westfield Villa**  
**Westfield Road, Osbaston**



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



# Westfield Villa

## Westfield Road, Osbaston, Monmouth

This newly extended and extensively remodelled 4 bed, 3 bathroom, executive family home occupies an elevated position with far-reaching views across attractive open farmland on the edge of this highly sought-after area. Its contemporary open-plan design, provides spacious and versatile accommodation set over 2 floors, complemented by an impressive range of high-quality fixtures and fittings throughout. Positioned centrally within a generous plot, benefiting from beautifully landscaped wrap-around gardens with sun terraces, a wide driveway, detached double garage, and ample off-road parking.

Westfield Villa has been thoughtfully redesigned and rebuilt to create a substantial family home perfectly suited to modern living. Constructed with cavity walls, the property features a painted rendered and partially clad exterior, with inset double-glazed windows and doors beneath a combination of pitched tiled and flat roofs. Internally, the home is finished to a high standard, with low-voltage downlighting, oak internal doors, and a blend of hardwood and carpeted flooring. A gas-fired boiler provides domestic hot water and central heating via radiators throughout the property.

**From the front terrace, the property is approached under a feature portico entrance and through a part-glazed composite door with matching side panels into:**

### **ENTRANCE HALLWAY:**

Skylight to the rear. Window and external door to rear garden and paved sun terrace. Bespoke fitted tall units along one wall. A pair of doors into an integrated cloaks cupboard with hanging rail, shelving, and ample storage. Door into plant room housing hot water cylinder and wall-mounted gas boiler. Doors and opening into:

### **OFFICE: 2.49m x 2.99m (8'2" x 9'10")**

Windows to front and side aspects with countryside views.

### **UTILITY ROOM:**

Windows to back and side. Laminate marble-effect worktop along one wall with inset stainless steel one-and-a-half bowl sink and side drainer. Panelled cupboards set under with a complementary wall unit. Space and plumbing for washing machine and tumble dryer.



**OPEN PLAN KITCHEN / DINING / FAMILY ROOM: 2.17m x 6.89m (7'1" x 22'7") opening up to 7.86m (25'9")**

A generously proportioned and exceptionally bright open-plan principal reception room with dual-aspect windows to the side and front, enjoying attractive views of open farmland. A high-quality contemporary kitchen with laminate marble-effect worktops along one wall with upstands and inset electric hob with extraction hood over. Matching central island and breakfast bar with inset one-and-a-half bowl sink and side drainer. An extensive range of cupboards and drawers set under, housing dishwasher and wine chiller. Complementary tall units along one wall with integrated oven and grill and recess for American-style fridge/freezer. Opening into:



**BACK HALLWAY: 4.33m x 6.75m (14'2" x 22'2")**

Turning staircase with handrail, square newel posts, and balustrading to the first-floor landing. Understairs storage cupboard. A pair of doors into airing cupboard with full-height wooden slatted shelving. Window and external door to the side. Opening into:



**LIVING ROOM: 3.98m x 6.74m (13'1" x 22'1")**

A spacious living room with a picture window and a pair of patio doors to the side accessing the sun terrace.



**CLOAKROOM: 4.32m x 3.39m (14'2" x 11'1")**

Window to side. A contemporary suite comprising a low-level WC and vanity unit with inset wash basin. Chrome ladder-style radiator. Integrated cloaks cupboard with hanging rail, shelving, and ample storage.



From the Back hallway, up stairs via a quarter landing to:

**FIRST FLOOR LANDING: 2.88m x 2.27m (9'5" x 7'5")**

Oak newel posts and glass panel balustrading. Window to side elevation. Roof access hatch. Doors into the following:



**BEDROOM TWO: 4.34m x 3.90m (14'3" x 12'10")**

Entered via the **DRESSING AREA** with a bank of fitted wardrobes along one wall with drawers, hanging rails, shelving, and ample storage. Dual-aspect windows to back and side with views of the garden and surrounding countryside. Door into:



**EN-SUITE SHOWER ROOM:**

Window to side. A modern suite comprising a low-level WC, vanity unit with inset wash basin, and double-width fully tiled shower enclosure with mixer valve, rain shower head, and separate handheld attachment on adjustable chrome rail. Extraction fan at high level. Ladder-style radiator.

**BEDROOM THREE: 5.83m x 2.52m (19'2" x 8'3")**

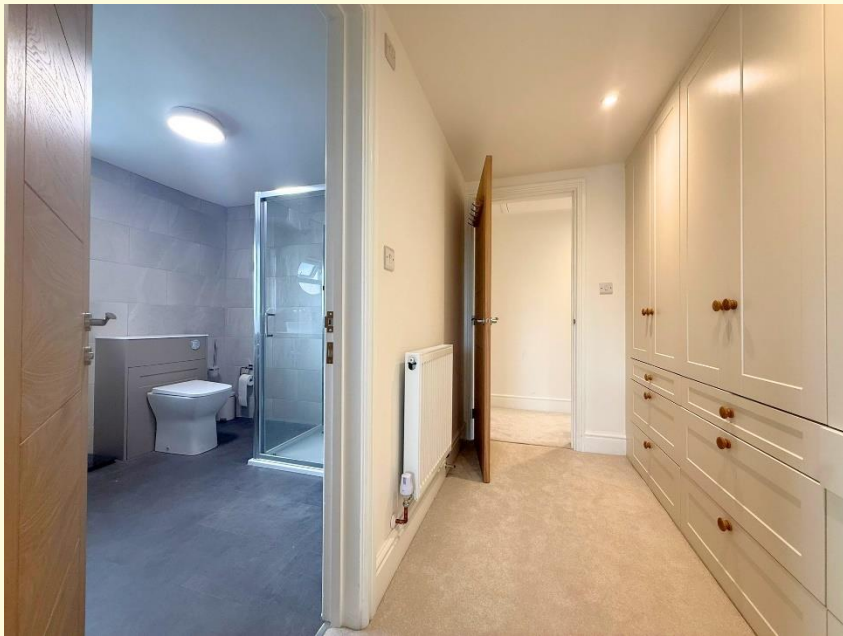
Window to side.



**BEDROOM ONE: 3.99m x 4.13m (13'1" x 13'7")**

Entered via the **DRESSING AREA** with a bank of fitted wardrobes along one wall with drawers, hanging rails, shelving, and ample storage. Picture window to the front providing attractive far-reaching views over surrounding farmland.





**EN-SUITE SHOWER ROOM:**

Frosted window to side. A contemporary suite comprising a low-level WC, vanity unit with a pair of floating wash basins, and double-width fully tiled shower enclosure with mixer valve, rain shower head, and separate handheld attachment on adjustable chrome rail. Extraction fan at high level. Ladder-style radiator.



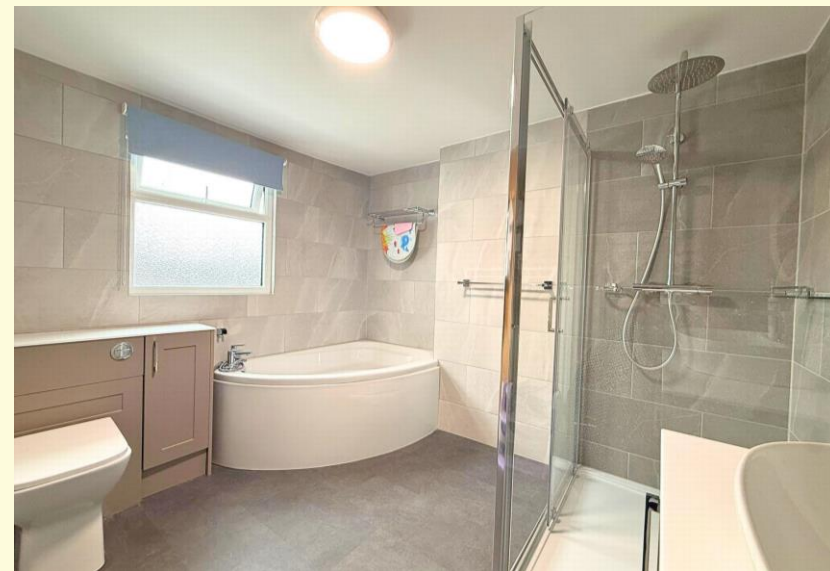
**BEDROOM FOUR: 5.66m x 2.63m (18'7" x 8'8")**

Window to side with garden views. Three pairs of doors into fitted wardrobes with hanging rails and drawers.



**FAMILY BATHROOM:**

Frosted window to front. Contemporary suite comprising a low-level WC, vanity unit with wall mounted wash basin, corner bath with mixer taps, and double-width fully tiled shower enclosure with mixer valve, rain shower head, and separate handheld attachment on adjustable chrome rail. Extraction fan at high level. Ladder-style radiator.



### OUTSIDE:

The property is approached from a quiet country lane via a wide gravel driveway, providing ample parking for several vehicles and access to;

### DOUBLE GARAGE: 5.74m x 5.21m (18'10" x 17'1")

Constructed to complement the main residence, the garage features a painted rendered exterior, an electric roller door to the front, and a secondary pedestrian door to the side, all beneath a pitched tiled roof. Adjacent to the garage is a concrete hardstanding, suitable for the installation of a carport if desired.

### GARDENS:

From the driveway, a series of shallow steps and an access ramp leads to a shaped lawn bordered by a low stone wall, perfectly positioned to take advantage of the far-reaching countryside views. A paved pathway encircles the property and leads to a generous sun terrace adjoining the living room, creating an excellent space for outdoor dining and entertaining. Beyond the terrace are two tiered lawned gardens, enhanced by well-stocked herbaceous borders and enclosed by tall timber fencing, and mature trees, providing a high degree of privacy.

### SERVICES:

Mains gas, electricity, water, and drainage. Council Tax Band G. EPC Rating: TBC.

### DIRECTIONS:

From our office in Monmouth, proceed towards the traffic lights and turn left onto the A466 Hereford Road. Pass under the Haberdashers' Girls School bridge and take the third turning on the left-up Highfield Road. Go over the brow and, at the bottom as the road narrows, continue straight ahead; the road will bear around to the left. Continue to follow this road, and near the bottom the open entrance to Westfield Villa will be seen on the left-hand side.



### Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

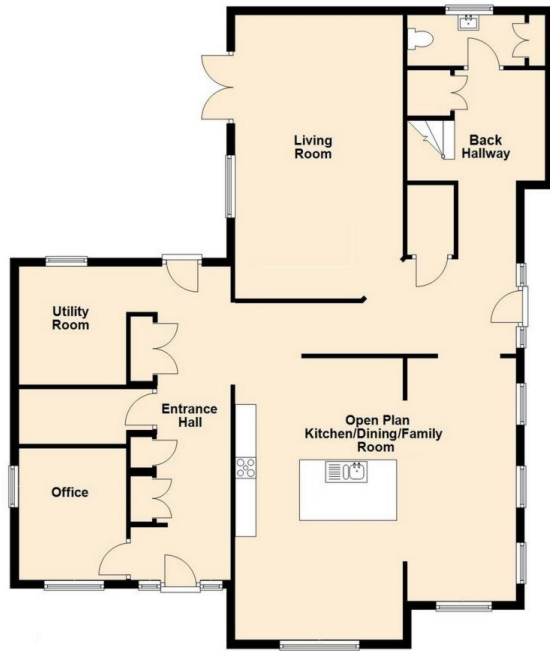
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# Asking price of £815,000



Francline Properties Ltd t/a Roscoe, Rogers & Knight  
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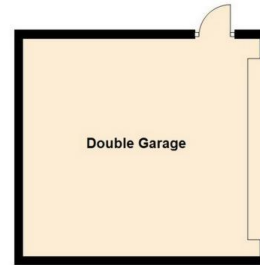




**Ground Floor**  
Approx. 170.9 sq. metres (1830.9 sq. feet)



**First Floor**  
Approx. 107.6 sq. metres (1158.5 sq. feet)



Total area: approx. 278.6 sq. metres (2998.4 sq. feet)

