



WELSH NEWTON COMMON

Guide price **£650,000**



KIMBERLEY

Welsh Newton Common, Monmouth, Herefordshire NP25 5RT



Beautifully presented four double bedroom bungalow
Set within 1 acre of landscaped gardens and paddock
Located in a peaceful countryside location

Welsh Newton Common is a tranquil hamlet located within the civil parish of Welsh Newton in Herefordshire, England. Positioned between the picturesque Monnow and Wye Valleys, it lies near the borderlands of England and Wales

Welsh Newton Common offers a serene rural atmosphere, making it an appealing destination for those seeking a peaceful retreat amidst natural beauty. The surrounding countryside provides ample opportunities for outdoor activities such as walking and cycling, with trails that showcase the area's scenic landscapes.

Located just 5 miles from Monmouth Town, the town offers many local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants.

Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



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KEY FEATURES

- Four bedroom detached bungalow
- Situated in 1 acre of beautiful grounds
- Located on the edge of Welsh Newton Common
- Beautifully presented throughout
- Stunning countryside setting
- Double garage and ample parking for several vehicles
- Electric Vehicle Charging Point
- Full Fibre to the property (FFTP)



STEP INSIDE



Upon entering the property, you are welcomed by a spacious hallway featuring ample built-in storage and elegant double doors that lead into the inviting living room. The hallway also gives access to the impressive kitchen/breakfast room and an inner hallway that leads to the bedrooms.

The living room is generously proportioned, boasting beautiful Mandarin Stone tiled flooring and a striking exposed stone fireplace with a log burner. A side window adds natural light, while French doors open directly onto the stunning rear gardens - perfectly blending indoor and outdoor living and ideal for entertaining.

A standout feature of this charming home is the expansive kitchen/breakfast room, highlighted by a soaring vaulted ceiling with exposed beams. Along one wall, Shaker-style base units with grey panelled doors are paired with dark worktops, an inset one-and-a-half bowl sink with mixer tap, and ceramic tiled splashbacks. Additional features include matching wall units, a central island with an inset AEG touch-sensor ceramic hob and built-in storage, an integrated fridge, and an eye-level AEG double oven. A walk-in larder cupboard offers excellent pantry space, and French doors provide seamless access to the beautifully landscaped garden.

Kimberley, Welsh Newton Common, Monmouth

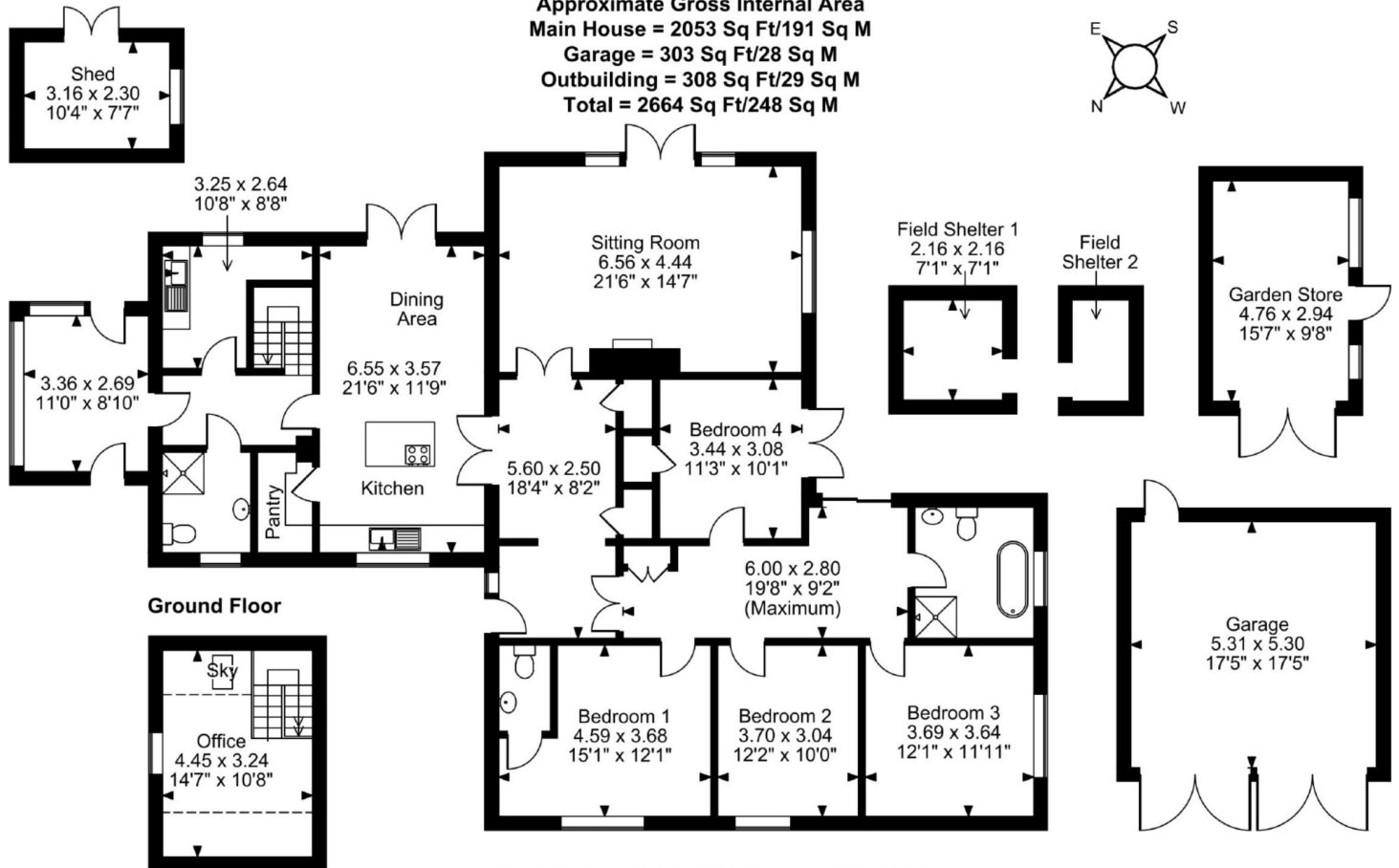
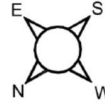
Approximate Gross Internal Area

Main House = 2053 Sq Ft/191 Sq M

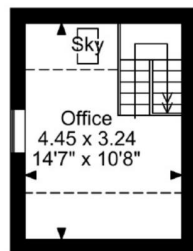
Garage = 303 Sq Ft/28 Sq M

Outbuilding = 308 Sq Ft/29 Sq M

Total = 2664 Sq Ft/248 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Off the kitchen, an inner hallway provides access to a practical utility room with plumbing and space for a washing machine and tumble dryer, as well as housing a recently installed Worcester Bosch condensing boiler. Adjacent is a wet-room style shower room - ideal for guests or post-garden cleanup. Stairs from the inner hallway lead up to a bright and versatile home office, bathed in natural light from two windows. There is also a useful boot room with direct access to the front of the property and the rear garden, making it especially convenient for dog owners.

On the opposite side of the bungalow, a further spacious inner hallway leads to four generously sized double bedrooms and family bathroom. The principal bedroom features an en-suite cloakroom with WC and washbasin. Bedroom four enjoys French doors opening onto a covered terrace and side garden, as well as a built-in wardrobe. Bedrooms two and three are also generous doubles offering excellent space and flexibility. The large family bathroom is stylishly appointed with a freestanding oval bath and a separate Triton T300si wireless shower, WC, and washbasin.

STEP OUTSIDE



Access to the property is via two separate driveways from the lane, each secured by wide wrought iron gates. The front garden gracefully wraps around the home and features mature hedging, shrubs, and trees. A retaining wall borders the substantial parking area at the front, while a post-and-rail fence defines the boundary along the lane. A second set of gates provides access to the side of the property where you find the Electric Vehicle Charging Point, additional outside space with seating area and access to the timber built double garage.

Set within approximately one acre of beautifully landscaped grounds, the mature rear gardens are a true highlight. Expansive lawns are interspersed with a wide variety of established shrubs, plants, and trees, along with a charming ornamental and wildlife pond, all enclosed by natural hedging for added privacy. A generous patio and several secluded seating areas make the most of the delightful south-westerly aspect, ideal for relaxing or entertaining outdoors.

Broad steps lead down to a lower lawn and a paddock enclosed by stock fencing. Accessed via a traditional five-bar gate, the paddock enjoys a picturesque backdrop of woodland and open fields, offering a wonderful sense of seclusion. It includes two field shelters and a feed store.

Additional features within the garden include kennels, a large storage shed, and a combined hay and wood store, making this a versatile and well-equipped outdoor space.

INFORMATION

Postcode: NP25 5RT

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Monmouth take the Hereford Road (A466) for approximately 3.3 miles to Welsh Newton then turn right at the cenotaph and up the hill and take the first turning right signposted Welsh Newton Common. Continue along this lane for about a mile passing the telephone box on your left until you come to a concrete bus shelter on the left-hand side then turn right down an unmade lane and after approximately 400m towards the end of the track, the property will be found on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.