

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 7a Starling Close

Rogiet, Caldicot, NP26 3UU

Offers in excess of £500,000



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## Description

Offering a contemporary twist on traditional barn style, this remarkable bungalow, with the exterior finished in wooden cladding and natural stone is a hidden gem that demands your attention. The property itself is approximately 4 years old and nestled within a charming courtyard, this home is a testament to modern design and impeccable craftsmanship.

The reception hall sets the tone for the rest of the home, stretching over 9 meters and creating a grand entrance. The heart of the home is the open plan kitchen, a high-end masterpiece that seamlessly flows into the dining and living area. With a vaulted ceiling and triple aspect windows and doors, this space is flooded with natural light and offers breath taking views of the surrounding countryside. Adjacent to the kitchen is a separate utility room and a study area, providing practical spaces for everyday living.

The sleeping quarters consist of three double bedrooms, each designed with comfort and style in mind. The primary bedroom featuring a vaulted ceiling and an en-suite shower room. The remaining bedrooms are equally impressive, offering ample space and storage. A separate family bathroom completes the accommodation, ensuring convenience for all residents.

Outside, the wrap-around lawned garden has been landscaped by the current owners, creating a tranquil oasis that is perfect for relaxation and entertaining. Additionally, there is parking available for 3-4 vehicles.

This home is a true masterpiece that must be seen to be fully appreciated. Don't miss your chance to experience contemporary living in a stunning semi rural setting.

Nestled in the highly desirable village of Rogiet, this location offers the perfect balance of tranquillity and convenience. Situated within close proximity to the larger villages of Magor and Caldicot, residents will have easy access to a wide range of local amenities. From local shops to national supermarkets, everything you need is just a short distance away. The area is also well-served by excellent junior and comprehensive schools, ensuring quality education for families. In terms of healthcare, there are doctors' surgeries nearby, providing convenient access to medical services. For those who enjoy an active lifestyle, there are plenty of scenic walks in the surrounding area, allowing residents to immerse themselves in nature.

Commuters will appreciate the excellent transport links available. With bus and rail connections nearby, getting around is a breeze. The easy access to motorways ensures that major cities such as Bristol, Newport, and Cardiff are within commuting distance, making this location ideal for those who work in these areas. Whether you prefer to travel by car or public transport, this village offers excellent connectivity to the wider region.

## Reception Hall

32'4" max x 5'4" max (9.86 max x 1.64 max)

The reception hall is spacious, measuring just over 32 feet in length. It features large full-height windows and doors, allowing plenty of natural light to fill the space and creating an open and airy

atmosphere. The hall is well-lit with inset spotlighting, providing a warm and inviting ambiance.

The floor is tiled and equipped with underfloor heating, ensuring comfort and coziness throughout the colder months of the year.. Additionally, there is a useful store cupboard. The hall also has multiple doors leading off to different areas, allowing for easy access and flow between rooms.

## Open Plan Kitchen Dining Living Area

28'3" max x 19'10" (8.63 max x 6.07)

The open plan kitchen, dining and living area is not only spacious but also stunning, featuring a vaulted ceiling and zoned inset spotlighting and downlighting. The kitchen area is beautifully designed, with a matching range of base and eye level units. The units are complemented by concrete effect work surfaces and tile splashbacks, creating a modern and stylish look.

The kitchen is equipped with a single drainer sink and mixer tap, as well as an integrated fridge freezer and a built-in electric fan-assisted oven. A breakfast island is also present, featuring a concrete effect work surface and a four-ring induction hob. As well as a pop-up extractor fan and lighting.

The kitchen, dining, and living areas all have tile flooring throughout, which is equipped with underfloor heating for added comfort. The space is flooded with natural light, thanks to the triple aspect full-height windows and doors that take in those countryside views.

## Utility Room

The utility room is well-appointed with inset spotlighting. It features a range of base and eye level storage units, offering plenty of storage space. The room also includes a single drainer sink and mixer tap, set into a work surface with complementary up-stands. Additionally, there is a cupboard in the utility room that houses a wall-mounted gas combination boiler, providing heating and hot water for the property. The floor in the utility room is tiled and equipped with underfloor heating, ensuring comfort and warmth. Lastly, there is a door in the utility room that leads to the study.

## Study

6'0" x 5'7" (1.83 x 1.72)

The study is well-lit with inset spotlighting. The floor is tiled and equipped with underfloor heating, ensuring a comfortable and cozy environment. There is a window to the rear elevation, allowing natural light to enter the room and providing a view of the outside.

## Primary Bedroom

19'10" x 8'7" (6.07 x 2.62)

The primary bedroom is a stunning space with a vaulted ceiling and inset spotlighting, creating a warm and inviting atmosphere. It features dual aspect windows, allowing for an abundance of natural light to fill the room. Additionally, there is a door that leads to the en-suite shower room, offering convenience and privacy for the occupants of the primary bedroom.

Tel: 01291 418418

### En-Suite Shower Room

The en suite shower room is well-appointed with inset spotlighting and an extractor. It features a wash hand basin set over a vanity storage unit. Above the basin, there is a backlit mirror, adding both functionality and style to the room. The en suite also includes a low-level W.C. and a walk-in double shower with a mains-fed shower. The walls are partially tiled. The floor is tiled and equipped with underfloor heating, ensuring comfort and warmth. To maintain privacy, there is an opaque window to the rear elevation, allowing natural light to enter.

### Bedroom Two

15'6" max to door x 9'4" (4.74 max to door x 2.85)

Bedroom two is equipped with inset spot lighting. It also features mirror-fronted wardrobes, offering ample storage space. The room is equipped with underfloor heating, ensuring a comfortable and cozy environment. To bring in natural light and provide a view of the outside, there is a full-height window to the rear elevation.

### Bedroom Three

15'5" max to door x 9'7" (4.71 max to door x 2.93)

Inset spot lighting. It also features mirror-fronted wardrobes, offering ample storage space. The room is equipped with underfloor heating, ensuring a comfortable and cozy environment. To bring in natural light and provide a view of the outside, there is a full-height window to the rear elevation.

### Bathroom

The bathroom is well-appointed with inset spotlighting and an extractor, ensuring proper lighting and ventilation. It features a wash hand basin set over a vanity storage unit, providing ample space for toiletries. Above the basin, there is a backlit mirror. Bath with a mains-fed shower and a glazed screen over. The walls are partially tiled and the the floor is also tiled and equipped with underfloor heating, ensuring comfort and warmth.

### Driveway Parking

The property offers a driveway with parking space for 3-4 vehicles. This provides convenient and ample parking for residents and guests,

### Gardens

The wrap-around area surrounding the property has been landscaped, predominantly featuring a well-maintained lawn with stocked beds. This creates an attractive and vibrant outdoor space. There is a large patio area, perfect for outdoor dining and entertaining, providing a comfortable and inviting space for alfresco meals. In addition to the lawn and patio, the outdoor area boasts apple, pear, cherry, and fig trees, adding both beauty and the potential for homegrown fruit. To enhance the ambiance and functionality of the outdoor space, there are outside lighting fixtures, allowing for enjoyment of the area even after sunset. Furthermore, there is a water supply available, providing convenience for watering plants and other outdoor activities. The boundary of the property is fenced, ensuring privacy and security. The outdoor area also offers views, allowing residents to enjoy the surrounding scenery.

### Material Information

Tenure - Freehold

Council Tax Band - F

All mains services are connected. Mains gas underfloor heating throughout.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage:

<https://checker.ofcom.org.uk/>



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Starling Close, Rogiet, Caldicot, NP26

Approximate Area = 1395 sq ft / 129.5 sq m

For identification only - Not to scale



GROUND FLOOR

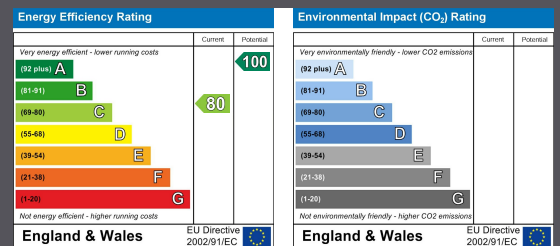


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for DJ&P Newland Rennie. REF: 779120

## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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