

MITCHEL TROY COMMON

Guide price **£294,000**





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12 ROCKLEA

Mitchel Troy Common, Monmouth, Monmouthshire NP25 4JE



Popular village location
Surrounding views
Excellent home office/studio

A lovely three-bedroom end-of-terrace property situated in the popular village of Mitchel Troy, approximately three miles from Monmouth town. This charming home offers character and well-presented décor throughout, complemented by beautiful views across the surrounding countryside. The generous garden benefits from a modern outbuilding ideally suited for use as a home office or studio, along with a large workshop providing power and lighting. The enclosed rear garden creates a private and versatile outdoor space, perfect for both relaxation and practical use.

Located in the lovely community of Mitchel Troy, just outside Monmouth, the property is in a peaceful position. Monmouth Town Centre has a charming high street with local shops, cafes and restaurants along with well-known retailers such as Marks & Spencer and Waitrose. There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth School for Girls and Monmouth Boys School. The property enables easy commuting with fantastic road links to the A40 and M4.



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KEY FEATURES

- Three-bedroom end of terrace
- Village location
- Beautiful surrounding views
- Kitchen/breakfast room
- Excellent home office/studio
- Well-presented throughout









STEP INSIDE











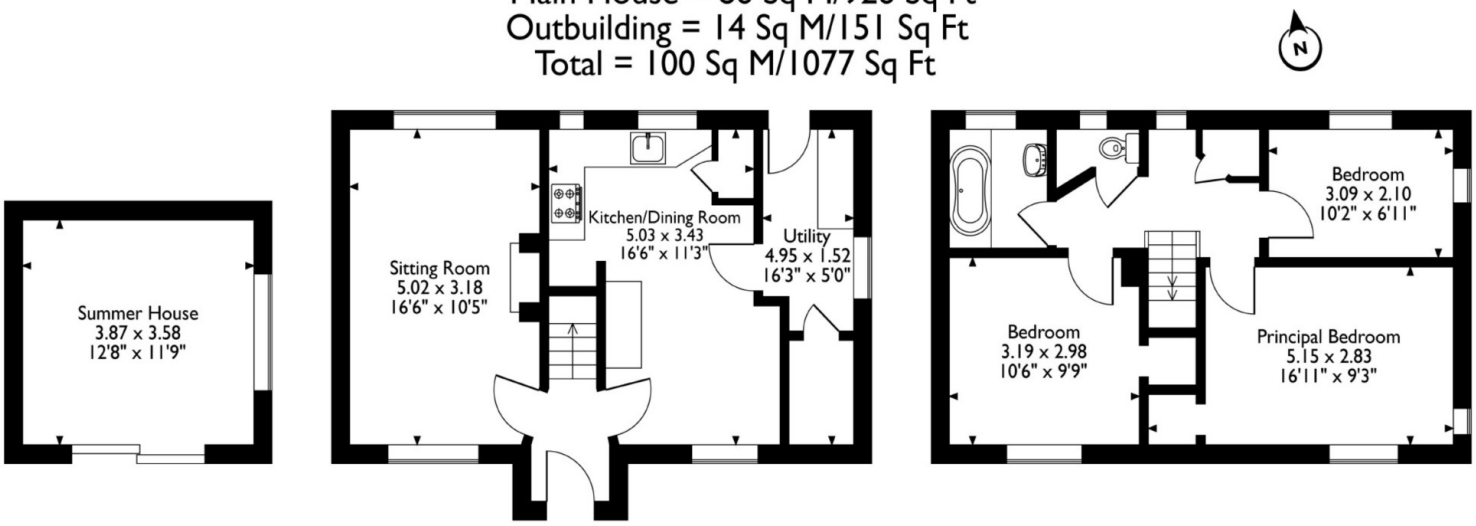
The property is entered via a hallway featuring tiled flooring, staircase to the first floor, and oak doors leading to the lounge and kitchen/breakfast room.

The lounge benefits from large windows to both the front and rear aspects, allowing plenty of natural light throughout. The front aspect enjoys views over the village green, while the rear offers a pleasant outlook across the garden towards the surrounding countryside and distant hilltop mountains. A charming log burner provides an attractive focal point and adds warmth and character to the room.

The kitchen/breakfast room continues with the same tiled flooring as the hallway and benefits from windows to both the front and rear, offering the same lovely views as the lounge. The kitchen is fitted with farmhouse-style base units topped with wooden work surfaces and features a charming Belfast sink. A useful shelved pantry and under-stair storage provide practical storage, while there is ample space for a table and chairs.

A door leads through to the utility area, which includes plumbing and space for a washing machine and tumble dryer, a work surface, and a wooden wall and base unit. A further large walk-in cupboard offers potential for conversion into a downstairs cloakroom. The room is completed with an oil-fired central heating boiler and a window to the side aspect, ensuring both practicality and light throughout.

12, Rocklea, Mitchel Troy Common, Monmouth
Approximate Gross Internal Area
Main House = 86 Sq M/926 Sq Ft
Outbuilding = 14 Sq M/151 Sq Ft
Total = 100 Sq M/1077 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 features a rear-facing window with lovely views and provides access to all three bedrooms, the family bathroom, and a separate WC. A useful shelved linen cupboard adds practical storage.

The principal bedroom features windows to the front and side, offering delightful views of the surrounding countryside. It provides ample space for bedroom furniture and includes a large built-in closet with hanging rails for clothing.

Bedroom two is a generously sized double with a front-facing window and a deep walk-in closet, providing excellent storage space.

Bedroom three is a spacious single room with windows to both the rear and side, enjoying beautiful views of the surrounding countryside and distant hilltop scenery.

The family bathroom features tiled flooring and a panelled bath with a built-in shower and shower screen. A pedestal wash hand basin completes the suite, and an obscure rear-facing window provides natural light while maintaining privacy. There is a door from the landing to a separate W.C. With an obscure window to the rear aspect.

STEP OUTSIDE



A path leads around the side of the property to the rear garden, which features a workshop with power and lighting, complete with an attached log store. The garden also includes a raised decked area, providing the perfect spot for relaxing while taking in views of the distant woodland, hilltops, and surrounding countryside.

The extensive lawned garden is home to five fruit trees (greengage, apple, and pear) and numerous raised beds, ready for immediate vegetable and soft fruit planting. To one side, an enclosed chicken coop adds further versatility to the outdoor space.

A particular highlight of the property is the modern outbuilding/home studio, fitted with recessed downlighters, power, and a rainwater harvesting tank to the rear, making it ideal for use as a home office, studio, or creative space.

INFORMATION

Postcode: NP25 4JE
Tenure: Freehold
Tax Band: D
Heating: Oil
Drainage: Mains
EPC: D







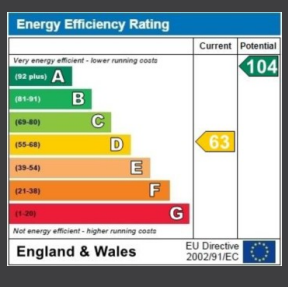
DIRECTIONS

From Monmouth, take the B4293 towards Church St, continue to follow B4293. Pass the turning to Penalt, Trellech and Chepstow, continuing straight onto Mitchel Troy. Continue through the village and take a left turn. Follow this road until you come to the village green where 12 Rocklea will be located on the righthand side.









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