



52 The Meadows  
Marshfield

# STEP INSIDE

## 52 The Meadows

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The property opens into a welcoming and spacious hallway, setting the tone for the well-balanced accommodation throughout. To the front, a versatile room currently used as a study offers flexibility as a fourth bedroom or home office, complemented by a convenient ground floor WC.

The main living room is a generous and inviting space, centred around a feature fireplace, with sliding doors leading through to a bright conservatory/orangery. This additional reception area creates a seamless connection to the garden, ideal for both everyday living and entertaining.

At the heart of the home lies a well-designed open-plan kitchen, complete with integrated appliances and a central island, providing both functionality and sociable living. Double doors open directly onto the garden, enhancing the indoor-outdoor flow. A further room, currently utilised as a crafts room, offers excellent flexibility and could easily serve as a playroom, snug or additional home office.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all offering comfortable accommodation for family living. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a well-appointed family bathroom.











# STEP OUTSIDE

## 52 The Meadows

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Occupying a generous corner plot, the property enjoys a well-established and private garden, thoughtfully arranged with a patio seating area, mature shrubs and planting, and a raised deck—perfect for relaxing or entertaining in the warmer months.

A charming summer house adds further appeal, offering additional usable space.

To the rear, there is access to a detached garage, which also benefits from an integral door from the garden, alongside additional parking. The property further benefits from driveway parking to the front, providing ample space for multiple vehicles.

### Location

Marshfield is a highly desirable village offering a perfect blend of semi-rural charm and excellent connectivity. The village itself boasts a strong sense of community, with two well-regarded public houses, a historic church, village hall, children's play areas and playing fields, all contributing to its appeal for families and professionals alike.

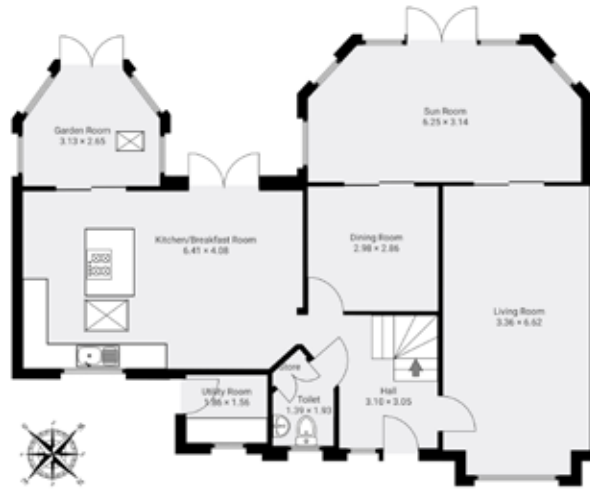
Ideally positioned between Cardiff and Newport, the property offers excellent access to the M4 motorway, A48 road and wider transport links. Rail services from Newport railway station provide direct routes to London Paddington in approximately 1.5 hours. The proposed Cardiff Parkway station is also set to further enhance connectivity, located just a short distance away.

The property falls within catchment for the well-regarded Marshfield Primary School and Bassaleg School Sixth Form, with a number of highly respected independent schools nearby including St John's College Cardiff, Rougemont School, Howells School and The Cathedral School Cardiff.



▼ Ground Floor

TOTAL AREA: 94.53 m<sup>2</sup>



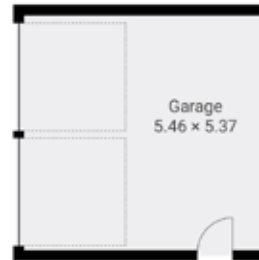
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

▼ 1st Floor

TOTAL AREA: 55.99 m<sup>2</sup>

▼ Double Garage

TOTAL AREA: 29.32 m<sup>2</sup>



This floorplan is for illustrative purposes only, whilst every effort has been made to be as accurate as possible there may be minor discrepancies.

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Fine & Country  
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ  
Tel: +44 (0)2921 690690 | [cardiff@fineandcountry.com](mailto:cardiff@fineandcountry.com)

