



Drakestone Court,  
Cross Ash, Abergavenny NP7 8QB

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£525,000

# Drakestone Court

Cross Ash, Abergavenny, Monmouthshire NP7 8QB

Newly built modern family home | Highly energy efficient | Solar PV panels | Air source heating with underfloor heating to the ground floor and radiators first floor  
Reception hall and Ground floor Toilet | Two reception rooms | Quality fitted kitchen with integrated appliances | Separate utility room  
Four double bedrooms | En suite facility to master bedroom | Family bathroom | Driveway and large single garage | Enclosed rear garden with patio  
Sought after rural location with highly regarded local Primary School  
NO ONWARD CHAIN

Completed in 2025, this striking detached home offers contemporary living with impressive flexibility making it ideal for families or those seeking adaptable living space. Situated in the small parish community of Cross Ash the property blends modern design with practical living across two beautifully finished floors.

Cross Ash is a sought after rural community situated on the southern foothills of Graig Syfyreddin. The property is located virtually equidistant between the locally famous three castles of White Castle, Grosmont and Skenfrith and is within easy access of Abergavenny 8 miles, Monmouth 8 miles, Ross On Wye 14 miles and Hereford 17 miles. The location enjoys the benefit of a very highly regarded Primary School (Age 4 – 11) and active village hall that serves as a venue for the annual Cross Ash show and Fun Day.

In all a thoughtfully designed, move-in-ready home offering space, flexibility and modern comforts all encapsulated in a comfortable, highly energy efficient environment.

**SITUATION** | This attractive detached home is situated in the small and highly regarded Monmouthshire parish of Cross Ash. Homes in the area are particularly sought after due to the highly regarded primary school and the renowned 1861 Restaurant, favoured for its fine cuisine. A school bus service connects the locality with both the local primary school and further afield to the schools in Monmouth and Abergavenny. The area is also renowned for its outdoor pursuits including hill walking along the famous Offa's Dyke pathway and the Monnow Valley walk plus pony trekking and of course cycling along the national cycle route.

For more comprehensive shopping and leisure facilities, Abergavenny and Monmouth are both easily accessible and boast many high street shops and local boutiques as well as renowned restaurants, bistros and cafes.

A railway station in Abergavenny provides regular services into central London via Newport, whilst local road links via the A465 give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

## ACCOMMODATION

The accommodation is planned over two floors as shown in brief below.

### **GROUND FLOOR COMPRISING:**

Reception Hall  
Toilet/WC  
Reception Rooms  
Kitchen  
Dining Room  
Utility Room

### **FIRST FLOOR COMPRISING:**

Landing  
Bedroom One/ Ensuite  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Family Bathroom

## OUTSIDE

**FRONT GARDEN** | Outside the property continues to deliver with a smart frontage and off-road parking is provided via a driveway and separate garage with EV charging point.

**REAR GARDEN** | The rear garden offers a patio area for relaxing or entertaining with further space ready to be landscaped if required and this is all framed by surrounding farmland that brings a sense of privacy and calm.

## **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains Electricity, Mains water, Solar PV Panels, Private shared drainage, Air source heat pump for heating.

**Service Charge** | £360 Per Annum

**Council Tax** | Not yet assessed (Monmouthshire County Council)

**EPC Rating** | Band A

**Flood Risk** | Low flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | None that the agent is aware of.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Full fibre broadband connected to the property according to Openreach.

**Mobile network** | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

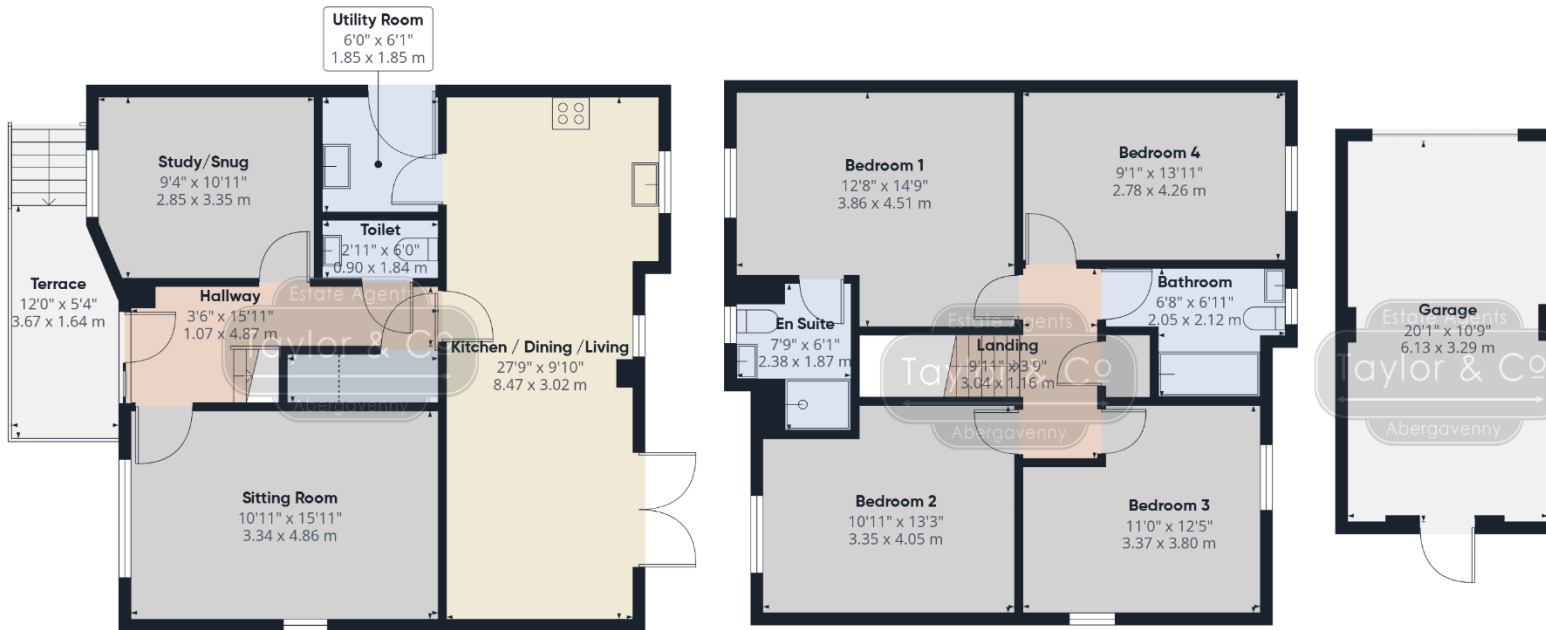
**E** [abergavenny@taylorandcoproperty.co.uk](mailto:abergavenny@taylorandcoproperty.co.uk)

**Reference** AB543









**Approximate total area<sup>(1)</sup>**

1640 ft<sup>2</sup>

152.2 m<sup>2</sup>

**Balconies and terraces**

79 ft<sup>2</sup>

7.3 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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