



Chestnut Drive, Caldicot

4 Bedrooms
3 Bathrooms
2 Receptions

£438,000



Chestnut Drive, Rogiet, is an impressive family home that offers a perfect blend of comfort and convenience for modern living. With four spacious bedrooms, all with built in wardrobes and two with En-Suite shower rooms. Whilst also benefiting from a well-appointed family bathroom, this property is designed to accommodate families of all sizes.

Upon entering, you are greeted by a welcoming and generous hallway that leads to two sizeable reception rooms, with patio sliding doors leading to the garden via the lounge, a spacious kitchen and separate dining room, ideal for both relaxation and entertaining. The downstairs office provides a quiet space for work or study, while a convenient W/C adds to the practicality of the ground floor.

The property boasts a double garage with electric doors and a generous driveway, ensuring ample parking for residents and guests alike. The outdoor space is perfect for children to play or for hosting summer gatherings.

The village of Rogiet has a wonderful community spirit and offers its very own community café and shop at "Rogiet Community Junction". With fresh produce, a fantastic breakfast and warm, friendly atmosphere it is a fabulous amenity for the village. Take a walk to the peaceful coastal path with stunning views of the Severn Estuary or, on Saturdays, Rogiet plays host to its very own Parkrun at the beautiful Rogiet Country Park. In a prime position for commuters, this home offers easy access to both Bristol and Cardiff being within easy walking distance of the nearby railway station or a short drive to the motorway network. It is an excellent choice for those who travel for work.

This stand-out family home in Rogiet is not just a place to live; it is a lifestyle choice that combines comfort, space, and accessibility. Do not miss the opportunity to make this wonderful property your new home.



Lounge
12'5 x 15'3 (3.78m x 4.65m)

Kitchen
15'3 x 11'5 (4.65m x 3.48m)

Dining Room
9'3 x 13'11 (2.82m x 4.24m)

Office
6'1 x 9'7 (1.85m x 2.92m)

W/C
3'10 x 5'6 (1.17m x 1.68m)

Garage
16'10 x 17'0 (5.13m x 5.18m)

Bedroom 1
11'9 x 12'4 (3.58m x 3.76m)

Ensuite 1
4'8 x 5'2 (1.42m x 1.57m)

Bedroom 2
7'9 x 11'4 (2.36m x 3.45m)

Ensuite 2
3.3 x 8'0 (0.91m.0.91m x 2.44m)

Bedroom3
7'1 x 12'3 (2.16m x 3.73m)

Bedroom 4
7'7 x 8'0 (2.34m x 2.44m)

Bathroom
6'9 x 6'1 (2.06m x 1.85m)





Approximate total area¹⁾
1503 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band F



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