

New House
Highfield Road, Monmouth





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Town and country properties

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Enjoying a unique, elevated aspect in a sought-after area, this architecturally designed 4/5-bedroom executive family home is set on a generous corner plot, with excellent levels of light and fine, far-reaching views. Beautifully landscaped, mature grounds and gardens feature a sun terrace, private driveway and attached double garage.

Asking price of £675,000 Freehold

Constructed to a high standard with cavity wall construction, and an exterior of face brickwork and painted rendered panels inset with a combination of UPVC and hardwood double-glazed windows and doors. Internal features include coved ceilings, wood-effect laminate, ceramic and carpeted flooring, panelled doors, and low-voltage downlighting. Mains gas-fired central heating and PV solar panels.

The entrance from the front garden is across a paved path leading to a part-glazed UPVC door with matching side panels into:

GALLERIED RECEPTION HALLWAY:

Accessing two levels and opening into the inner hall. Doors lead into the following: **CLOAKS CUPBOARD:** With hooks.

CLOAKROOM:

Window to the rear with frosted glass, contemporary white suite with pedestal basin, low-level WC, and white ceramic tiled floor.

OPEN PLAN KITCHEN/DINING AREA: 3.94m x 6.87m (12'11" x 22'6")

Sub-divided by a central shallow arch into: **DINING AREA:** Dual-aspect tall windows overlooking the front gardens.

KITCHEN:

With a pair of patio doors leading out to the raised flagstone terrace. A range of high-gloss fitted kitchen units along two walls with laminated worktops, complementary splashbacks, and an inset one-and-a-half bowl stainless steel sink and five-ring gas hob with extractor hood over. A range of cupboards and drawers set under, with integrated dishwasher and two electric ovens. Matching wall units at high level and a tall unit housing a large fridge. Matching central island unit with breakfast bar.

PRINCIPAL BEDROOM: 3.18m x 3.39m (10'5" x 11'1")

Glazed door, window, and glazed panel into conservatory. Along two walls is a range of fitted recessed mirror-fronted wardrobes with shelves, hanging rails, and a further shelved double wardrobe. Door into:

EN-SUITE SHOWER ROOM:

Window to the rear with patterned glass. Contemporary white suite with fitted bathroom units along one wall, including inset wash basin with mixer taps, storage cupboards, and shelving. Walk-in double shower with glazed panel, mixer taps, and rain and adjustable shower heads. Walls are a combination of laminate and white ceramic tiling. White ceramic tiled floor. Chrome towel radiator and low-voltage downlighters.

INNER HALL:

With roof access hatch and ladder. Door into shelved linen cupboard and door into:

UTILITY ROOM: 1.73m x 2.80m (5'8" x 9'2")

Window and part-glazed door out to the rear garden. "Navien" wall-mounted gas boiler providing domestic hot water and central heating to radiators throughout. L-shaped worktop with inset single drainer sink, cupboards set under, and space and plumbing for washing machine and freezer.

From the galleried central hallway, a part-glazed door with matching side panel leads into:

INNER CONSERVATORY: 5.40m x 5.20m (17'9" x 17'1") reducing to 2.93m (9'7")

Glazed end wall, windows set on a plinth wall, and a twin-walled polycarbonate pitched roof over.

From the galleried central hallway, two steps lead to an upper landing with doors into:

STUDY/BEDROOM FIVE: 3.00m x 3.36m (9'10" x 11'0")

Picture window to the side with attractive views and window to the front.

SITTING ROOM: 5.76m x 5.20m (18'11" x 17'1")

A pair of sliding patio doors lead out to the attractive recessed decked balcony with chrome uprights, handrail, and wire balustrading. Adjacent is a picture window taking full advantage of the far-reaching countryside views. A part-glazed door, windows, and glazed panel look into the conservatory. Central marble fireplace with inset gas-effect fire.

From the central hallway, an open-tread staircase with shaped balustrading and handrails leads down to:

LOWER GROUND FLOOR:

L-SHAPED HALLWAY: With storage space under the stairs. All doors have glazed panels above and lead into the following: **LAUNDRY CUPBOARD:** With slatted shelves.

SHOWER ROOM:

Frosted window to the rear. Contemporary white suite with pedestal wash basin, low-level WC, recessed shower with mixer valve and adjustable shower head. Fully tiled with chrome towel radiator.

FAMILY BATHROOM:

Window to the front with frosted glass. Contemporary white suite comprising low-level WC, pedestal wash basin, and bath with shower taps and shower head at high level. Fully tiled walls and chrome towel radiator.

BEDROOM FOUR: 3.13m x 2.97m (10'3" x 9'9")

Windows to the front and rear.

BEDROOM TWO: 4.07m x 2.77m (13'4" x 9'1")

Window to the side with views across the garden and open countryside beyond.

BEDROOM THREE: 2.80m x 5.20m (9'2" x 17'1")

Window to the side with views across the garden and open countryside beyond, and patio door to the rear.

OUTSIDE:

Off the road, a wide tarmac driveway and turning area access: **ATTACHED DOUBLE GARAGE: 5.03m x 5.32m (16'6" x 17'5")** Constructed to match, with three high-level windows to the side and an electrically operated double garage door to the front. Mains electricity, consumer unit, and solar control system. Ample storage. Door into galleried entrance hallway.

GARDENS:

The driveway is bordered by landscaped lawns with low-level brick retaining walls, complemented by mature shrubs and trees. Paving surrounds the property and leads to a lower lawned area. To the rear, there is a gravelled drying area and an elevated paved sun terrace, providing privacy and impressive views. Boundaries are formed by laurel hedging, privet, and close-boarded fencing.

SERVICES:

Mains gas, electricity, water, and drainage. PV solar panels. Council Tax Band G. EPC Rating TBC.

DIRECTIONS:

From our office, turn left at the traffic lights onto Monk Street and proceed up Hereford Road. Near the brow of the hill, turn left onto Highfield Road. Continue down the road, then take the second lane on the left, signposted "Duchess Road". The property is on your left-hand side on the corner. The driveway is bordered by landscaped lawns with low-level brick retaining walls, complemented by mature shrubs and trees. Paving surrounds the property and leads to a lower lawned area. To the rear, there is a gravelled drying area and an elevated paved sun terrace, providing privacy and impressive views. Boundaries are formed by laurel hedging, privet, and close-boarded fencing.

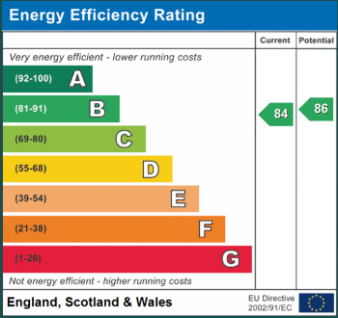
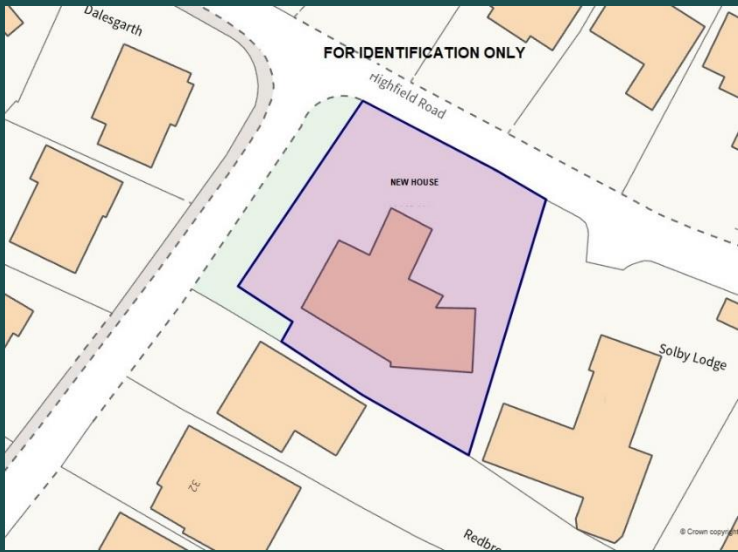
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









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