



# Hazel Cottage

1 Monnow View, Osbaston, Monmouth, Monmouthshire, NP25 4BA

## Hazel Cottage, 1 Monnow View

*Charming Three Bedroom Period Cottage Sitting in an Elevated South West Facing Position Enjoying Fabulous Views Across Open Countryside & River Monnow. Offering Deceptively Spacious & Light Living Areas, Three Double Bedrooms, South Facing Garden & Plenty of Private Parking. Situated in the Sought After Area of Osbaston, within Walking Distance of Monmouth Town Centre*

### THE PROPERTY

- Large Open Plan Triple Aspect L Shaped Kitchen/Dining Room with Patio Doors to Terrace
- Fitted Kitchen with 1.5 Sink & Large Range Cooker, Tiled Floor to Kitchen Area & Stripped Wood Floorboards in Dining Area
- Sitting Room Open to Kitchen with Large Picture Window Offering Far Reaching Views. Stripped Wood Floorboards & Woodburner
- Second Sitting Room with Stripped Wood Floorboards, Large South Facing Window, Original Range with Open Fire
- Front Entrance Hall
- Large Utility/Boot Room with Back Door
- Downstairs Toilet
- Two South Facing Double Bedrooms with Picture Windows Offering Fabulous Views, Both with Original Fireplace, one with Fitted Cupboards
- Third Bedroom with Painted Wood Floor
- Large Family Bathroom with Shower Over, Stripped Wood Floor & Large Original Linen Cupboards
- Stairs to Attic Space – Fully Boarded with Light & Electric & Velux Windows – Restricted Height

### THE OUTSIDE

- Enclosed South/South West Facing Tiered Lawned Garden Enjoying Fabulous Views
- Wrap Around Flagstone Terracing
- Concrete Base for Garden Room/Gazebo/Home Office
- Space for Garden Shed
- Private Drive with Plenty of Private Parking
- Shared Pedestrian Front Gate



## THE SITUATION

- Situated in Popular Osbaston Enjoying an Elevated Position
- Fabulous Views Looking Down Over Meadows & the River Monnow
- Easy Rural Walks from the Door
- 1 Mile to Monmouth Town Centre (Walking Distance)
- 13 Miles to Ross-on-Wye, 18 Miles to Hereford
- 21 Miles (30 Mins) to M4 Newport

## PRACTICALITIES

- Council Tax Band F – Monmouthshire District Council
- Mains Gas, Electricity, Water & Drainage
- Double Glazed Throughout
- Mains Gas Central Heating
- Broadband - Fibre to the Cabinet Available

## DIRECTIONS

What3Words: alarmed.kept.announced

NP25 4BA – From A40 heading West, at the Dixton roundabout take the third turning to Monmouth Town Centre. Continue on Dixton Road for 0.5 miles, at the lights turn right & after 200 yds branch left signed to Osbaston. Pass the Primary School on the left hand side & shortly after take the right hand turn into St Mary's Road. The private drive is immediately on the left

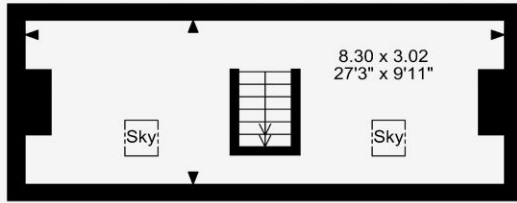
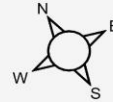
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

  
**COUNTRY  
&  
CLASSIC**

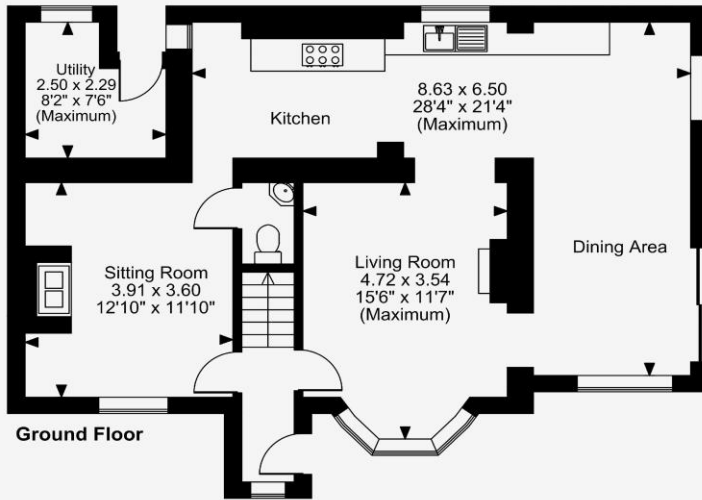
Tel: 01531 888388 or 07879 630396  
Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)



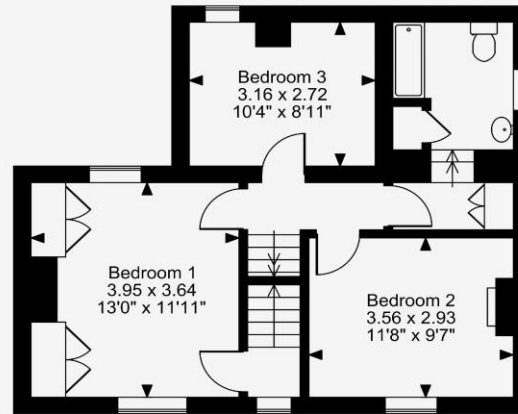
**Hazel Cottage, Monnow View, Osbaston, Monmouth**  
**Approximate Gross Internal Area**  
**1650 Sq Ft/153 Sq M**



Attic



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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