



# PORTSKEWETT

Guide price **£400,000**



ARCHER & CO

# 32 MAIN ROAD

Portskewett, Caldicot, Monmouthshire NP26 5SA



No onward chain  
3 Double bedrooms  
South easterly facing good sized rear garden

This beautifully presented semi-detached home effortlessly blends character with modern living, offering an exceptional standard of accommodation throughout. Originally forming part of a detached property dating back to 1910, it was thoughtfully converted in the 1950s and has since been significantly enhanced, including a rear extension and a comprehensive programme of modernisation. The result is a truly immaculate home that combines period charm with contemporary comfort.

Situated in the village of Portskewett in Monmouthshire, the property enjoys a peaceful setting while remaining conveniently close to nearby towns such as Caldicot and Chepstow. With easy access to the M4 and a range of local amenities, schools, and scenic outdoor spaces - including Caldicot Castle, surrounding lakes, and coastal paths - this location offers the best of both countryside living and connectivity.



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### KEY FEATURES

- Well-proportioned extended semi-detached property
- Spacious reception rooms including a separate study
- Refitted kitchen with built in appliances and dining area
- Refitted bathroom with a four-piece modern suite
- Off road parking for two cars
- Popular village location close to local amenities



# STEP INSIDE



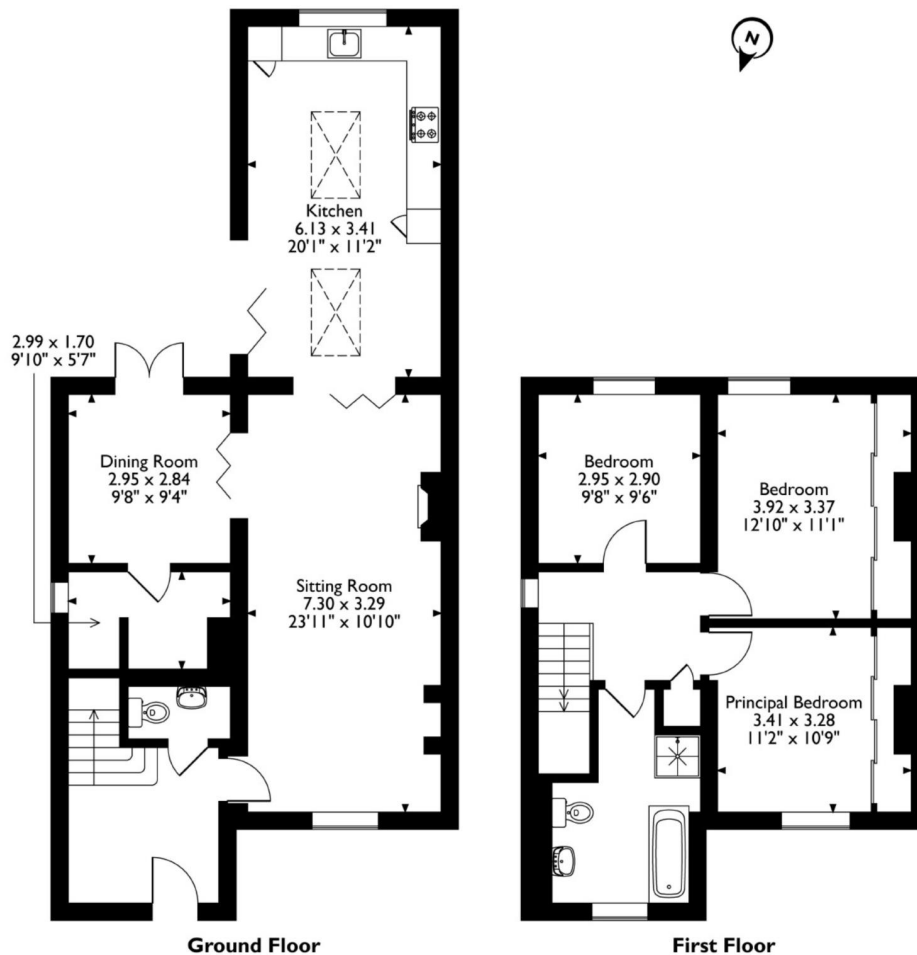
Inside, the property is both stylish and welcoming, thoughtfully designed to balance open-plan living with the option for more intimate spaces. High-quality finishes such as oak flooring to the ground floor offer character to this beautiful home.

At the centre of the home is a Wren fitted kitchen, refitted in 2019 to create a contemporary yet highly practical space. It is equipped with a range of integrated appliances, including a double oven, induction hob with canopied cooker hood, fridge freezer, and dishwasher. The generous layout easily accommodates a dedicated dining area, making it perfect for both everyday meals and entertaining. Two ceiling windows draw in an abundance of natural light, giving the room a bright and airy feel, while doors open directly onto the garden to further extend the living space.

The adjoining living room is a generously proportioned and inviting area, featuring attractive focal points including a multi-fuel stove. What truly sets this home apart is the clever use of bifold doors, which separate the living room from both the study and the kitchen. These allow the space to be opened up to create a seamless flow throughout the ground floor - ideal for social occasions or family life - or closed off to provide a cosier and more defined atmosphere when desired.

The study itself offers a versatile additional reception space, perfectly suited for those working from home. A separate utility room and a well-appointed cloakroom add further practicality to the ground floor layout.

32, Main Road, Caldicot, Monmouthshire  
 Approximate Gross Internal Area  
 126 Sq M/1357 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the property continues to impress with three spacious bedrooms, all of which are comfortably able to accommodate double beds.

Two of the rooms benefit from full-width fitted wardrobes with mirrored sliding doors, providing excellent storage while enhancing the sense of space and light.

The accommodation is completed by a beautifully refitted family bathroom, featuring a modern four-piece suite that includes an elegant oval-shaped bath with a central tap, alongside a separate shower enclosure.

# STEP OUTSIDE



Access to the front is via a shared driveway with large flat lawn to the left-hand side. Bounded by fencing to the front and with a mature hedgerow to the left side. The garden adjoins a good size gravelled hardstanding with parking for two cars; additional parking could be created if required.

To the rear elevation, the garden enjoys a south easterly aspect. Gated access to the side of the house allows a walk-through to the rear garden with a beautiful sun terrace having a mix of Cotswold stone and slate-coloured slabs with a flat enclosed lawn beyond, there is plenty of space for entertaining as the garden enjoys a good level of privacy. A substantial garden shed with double doors and glazing on one side will remain in situ and there is a small fenced area previously used as a vegetable plot and an outside tap.

## INFORMATION

Postcode: NP26 5SA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From Chepstow take the A48 (Caerwent) from the High Beech roundabout passing St Pierre on the left-hand side. At the next roundabout turn left and continue to the next roundabout (Mitel) turn left into the village of Portskewett and without deviation stay on this road (Main Road). Following the numbering the property is located on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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