

ROSCOE ROGERS KNIGHT
Town and country properties

Westward House
Redbrook, Monmouth

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Set high above the popular Wye Valley village is this Mediterranean styled home has a creative inverted layout that capitalizes fully on its outstanding panoramic views. Purpose built with bright airy accommodation throughout comprising 4 bedrooms, three receptions and a leisure suite. Standing proudly in 0.47 acres of grounds and enjoying excellent levels of privacy with a gated in and out driveway.

Guide Price of £400,000

The property has a painted rendered exterior with mainly hardwood windows with leaded double glazing and hardwood doors all set under a shallow single pitch roof construction. Internal features include; embossed and panelled Spanish style doors with brass handles, high pine boarded ceilings, a contemporary wood burner, moulded architraves and dado rails, exposed brickwork and a combination of ceramic tiled and wooden boarded flooring. An electric and night storage heating system.

The main entrance is from the driveway through a pair of part glazed wooden doors into.

DINING ROOM: 10'8" x 14'8" (3.25m x 4.47m)
Skylight and internal circular feature window into living room. Wide opening into:

KITCHEN: (11'12" x 8'12") 3.65m x 2.74m
Window to side. Laminate work surfaces along three walls with inset brass circular sink, matching side drainer and four ring electric hob. A range of Mahogany cupboards and drawers set under with integrated wine rack. Complimentary wall mounted cabinets and tall unit housing Neff oven and grill. Feature internal circular window and door into:

UTILITY ROOM: (8'12" x 4'12") 2.74m x 1.52m
Window to back. Laminate work surface along one wall with space for fridge/freezer and plumbing for washing machine/tumble dryer under.

From Dining Room door into:

INNER HALLWAY: 15'2" x 6'11" (4.62m x 2.11m) Approx.
Window to back and skylight. Doors into cloak cupboard and shelved storage cupboard. Feature wrought iron balustrading and hard wood handrail down to lower ground floor. Arched openings and doors into the following.

PRINCIPAL RECEPTION ROOM: (21'12" x 13'12") 6.70m x 4.26m
French doors with complimentary full height side panels to front accessing raised balcony with outstanding views across the Wye valley. Pine ceiling with glazed skylight. Contemporary conical shaped wood burner set on a stone hearth.

SNUG: (11'12" x 7'12") 3.65m x 2.43m
Dual aspect windows to front and side with elevated garden views.

SITTING ROOM: (17'12" x 10'12") 5.48m x 3.35m
Dual aspect windows to front and side taking full advantage of the far-reaching woodland views. A raised STUDY AREA with pine balustrading, parquet flooring and bespoke fitted book shelving along one wall.

SHOWER ROOM:
Windows to back and side. Two wall mounted wash basins with mixer taps and tiled splash back surround. Fully tiled double width shower enclosure with mixer valve and rain shower head. Integrated airing cupboard with wooden slatted shelving and water cylinder.

CLOAKROOM:
Window to side. Suite comprising a low-level WC and wall mounted wash basin.

From Inner Hallway down staircase to:

LOWER GROUND FLOOR HALLWAY:
Part glazed external door out to path beneath the balcony and garden. Arched opening into recess with built-in floor to ceiling pine bookshelf unit. Doors into the following:

BEDROOM ONE: 15'10" x 11'3" (4.83m x 3.43m) Approx.
Hardwood curved topped French doors to side leading out to the terrace and window to front enjoying the Wye Valley views.

BEDROOM TWO: 8'4" x 12'0" (2.54m x 3.66m)
Window to front with Pretty Garden and Wye Valley views.

SHOWER ROOM:
Window to front. Suite comprising a low-level WC, wall mounted corner basin, fully tiled shower enclosure with a pivot door and electric shower with head on adjustable rail. feature glazed tiling up to dado height.

BEDROOM THREE: 12'1" x 9'6" (3.68m x 2.90m)
Windows to front and side with Wye valley views. Recessed double wardrobe with hanging rail and shelf above.

BEDROOM FOUR: 9'0" x 11'3" (2.74m x 3.43m) Approx.
Window to side with garden views, three doors into fitted wardrobes with hanging rails and shelves above.

LEISURE SUITE: 31'11" (max) x 13'10" (9.73m x 4.22m) reducing to 10'9" (3.28m)
Two pairs of curved topped part glazed hardwood doors lead out to the ornamental terrace. The sauna area is raised from the main area and is a Scandinavian Tylo design and is full family sized. There is also a fully tiled shower room with electric shower with a shelved space between the two units for storage towels. The remaining walls, including understairs, are finished in spruce pine boarding to match the sauna.

OUTSIDE:
There is a gated, tarmac, "looped" driveway featuring an antique lamppost with ornamental shrubs and trees along the boundary to the lane which provides excellent levels of privacy. The grounds total approximately 0.47 acres with sloping and terraced lawned areas with interspaced shrubs, trees including eucalyptus, cherry, oak, hazel, sycamore as well as a rose wall. On the lower, south facing side is an Italian style block paved terrace approximately 31' x 23' with a wrought iron railing surround and there is a purpose-built barbeque as well as a circular ornamental fishpond. A feature balcony runs along two sides of the property and is accessed from brick steps off the driveway as well as through the French doors in the sitting room where it widens to approximately 12' x 9' to create an elevated al fresco dining area with outstanding views over the Wye Valley. There is a wooden garden shed set to the side of the property.

SERVICES:
Mains electric and water. Private drainage. Council tax band G. EPC D.

DIRECTIONS:
From Monmouth head south along the Wye Valley Road (A466) into the village of Redbrook, you will see the football pitch on the right-hand side at which point turn left up the spur lane to the side of the Primary School swinging around sharp to the left in front of the village hall. Westward House is near the top of the hill on the left-hand side. What3words:///irritated.rainfall.speakers.

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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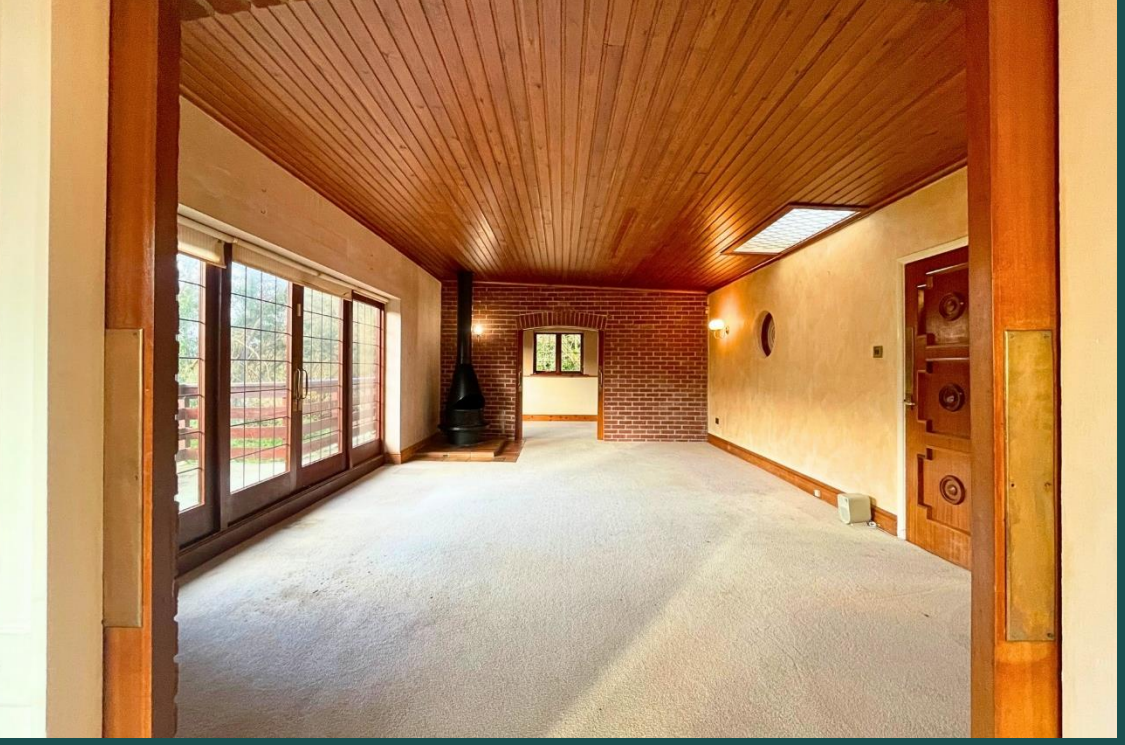








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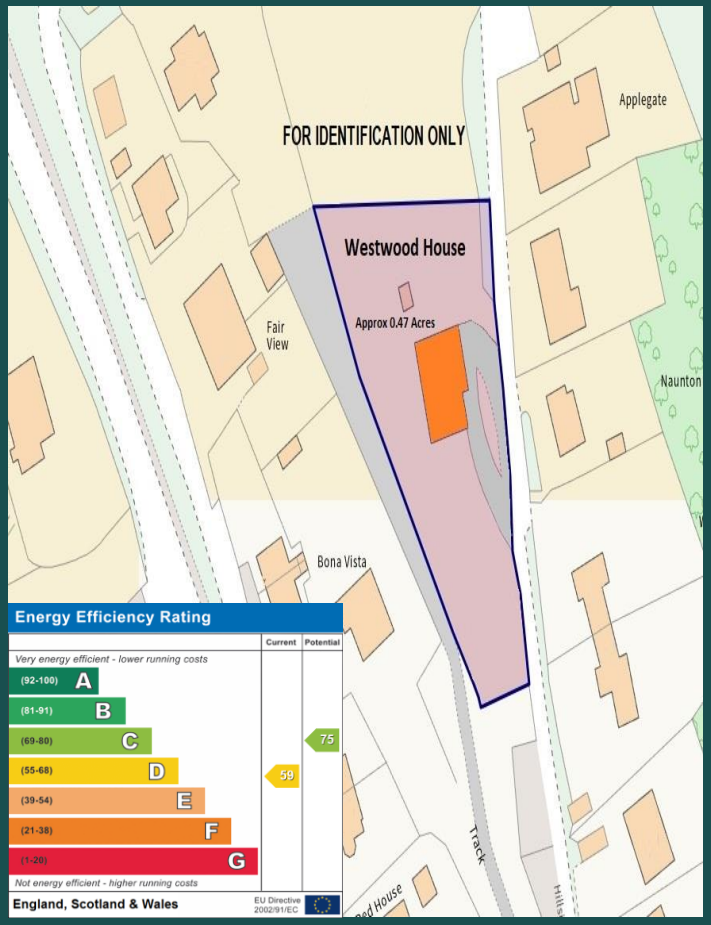


















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