



WYESHAM, MONMOUTH

Guide price **£365,000**



LITTLE ORCHARD

Wyesham Road, Wyesham, Monmouth, Monmouthshire NP25 3JS



No onward chain
Detached four bedroom home
Large garden

This charming and distinctive home, built in 1987, has been a much-loved family residence for many years. Set within a generous plot, the property boasts a beautifully maintained, mature garden offering a high degree of privacy.

The house provides spacious accommodation throughout and, while it would benefit from some modernisation, it is well presented and full of potential to create a wonderful home. The property also benefits from parking for several vehicles as well as a single garage.

The happy home is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

So, all the activities that this Area of Outstanding Natural Beauty offers are literally on the doorstep, from gentle strolls through woodland to riding the river rapids, and everything in-between.

For shopping, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county. This much-loved family home can offer a quiet location with family focused amenities and facilities nearby mixed with exciting opportunities to get out into the landscape and thoroughly enjoy living at this special spot.



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KEY FEATURES

- Detached four-bedroom family home
- Kitchen/breakfast room
- Utility room
- Spacious lounge
- Beautiful large garden
- Garage



STEP INSIDE



The property is entered via a purpose-built entrance porch featuring tiled flooring and double-glazed windows, creating a practical and welcoming space. A main entrance door leads through to the hallway.

The spacious hallway includes a large walk-in understairs storage cupboard and stairs rising to the first floor, with doors leading to the cloakroom with wc and wash hand basin and the kitchen/breakfast room.

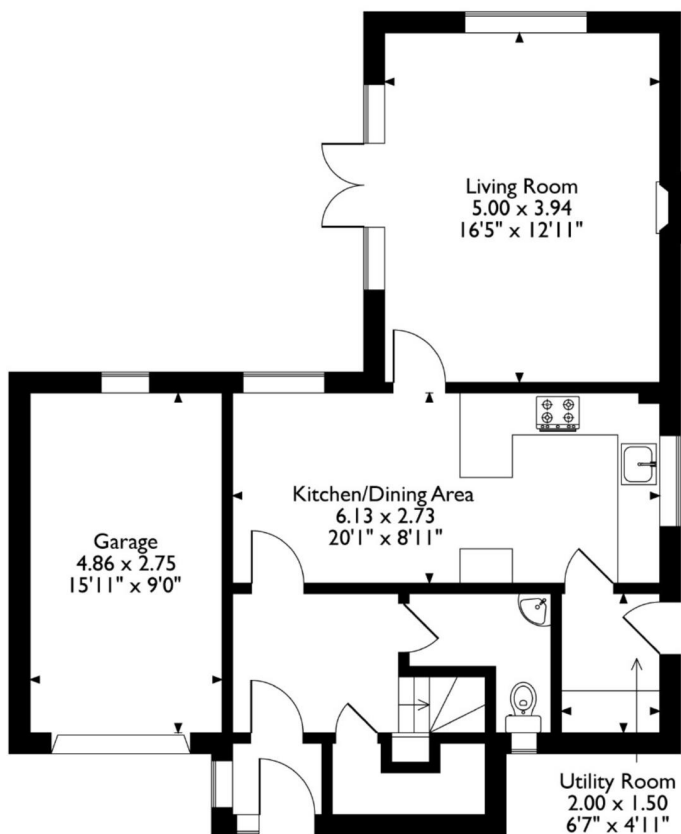
The kitchen/breakfast room offers ample space for a dining table and chairs and benefits from a glazed door through to the lounge, creating a sociable layout. The kitchen itself is arranged in a U-shaped formation and is well equipped with a range of wall and base units with work surfaces over. There is a built-in Zanussi oven with a four-ring induction electric hob, plumbing for an automatic washing machine and dishwasher, space for an under-counter fridge, and a stainless steel sink and drainer. A window overlooks the side aspect, and a door provides access to the utility room.

The utility room offers additional practicality with plumbing for an automatic washing machine, space for an under-counter freezer, work surface area, and wall units. A door leads to the side of the property.

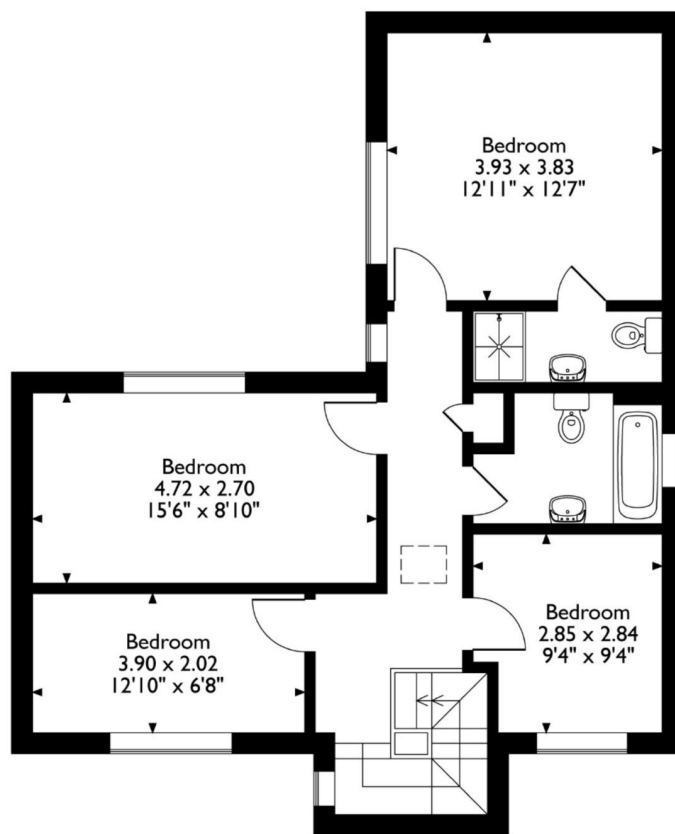
The spacious, light and airy lounge enjoys views over the lovely rear garden via a large window, as well as French doors to the side opening onto a generous patio area - ideal for outdoor entertaining. A central feature fireplace provides an attractive focal point.

Little Orchard, Wyesham Road, Monmouth, Monmouthshire

Approximate Gross Internal Area
 Main House = 121 Sq M/1302 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 134 Sq M/1442 Sq Ft



Ground Floor



First Floor

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.

To the first floor, the landing is bright and spacious with a window to the side aspect and doors leading to all bedrooms, the family bathroom, and an airing cupboard.

The principal bedroom is a well-proportioned room with a window to the side aspect and ample space for bedroom furniture. A door leads to the en-suite, which is fitted with a fully tiled double shower, pedestal wash hand basin, and W.C.

Bedroom two is another generous double room with a window to the rear aspect.

Bedroom three is also a double, with a window to the front aspect offering pleasant views of surrounding wooded hilltops.

Bedroom four enjoys a similar attractive outlook to the front.

The family bathroom is fitted with a panelled bath with tiled splashbacks, a pedestal wash hand basin, and a W.C.

STEP OUTSIDE



To the front of the property, there is access via a shared driveway off-road parking and leading to the garage, along with an additional paved parking area featuring a useful hitch for a caravan. A patio area with raised planted borders adds to the kerb appeal, and there is side gated access to the rear garden.

The rear garden is a standout feature of the property - generous in size and offering a high degree of privacy. It is mainly laid to lawn and complemented by a large patio area, ideal for outdoor entertaining. The garden is well stocked with a variety of established plants and mature trees, along with a wood storage shed and a good-sized purpose-built workshop. From the garden, there are lovely surrounding views towards the Kymin.

INFORMATION

Postcode: NP25 3JS
Tenure: Freehold
Tax Band: F
Heating: Electric
Drainage: Mains
EPC: E





DIRECTIONS

Proceed out of town across the Wye Bridge towards Coleford/Chepstow. Proceed over the first mini roundabout onto the A4136 and at the second mini roundabout turn right towards Wyesham Road. Proceed along the road passing the entrance for woodland view on your right, carry on for a short distance where you will find the entrance driveway on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	54
EU Directive 2002/91/EC			

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