



RAGLAN, USK

Guide price **£625,000**



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DEAN HOUSE

Chepstow Road, Raglan, Usk, Monmouthshire NP15 2EN



Beautiful detached period home in the heart of Raglan, set in a corner plot with an enclosed rear garden, driveway and garage.

Set in the heart of the highly sought-after village of Raglan, this distinctive detached home occupies a prominent corner plot steeped in local history, having previously served as a chapel, boys' school and bakery. The property enjoys an enviable position within walking distance of Raglan's excellent village amenities, including independent shops, cafés, pubs and highly regarded schools, all contributing to its strong sense of community and village charm.

Surrounded by the beautiful Monmouthshire countryside, the area offers an abundance of scenic walks, outdoor pursuits and historic landmarks, including the renowned Raglan Castle. The nearby market towns of Abergavenny and Monmouth provide a wider range of shopping, dining and leisure facilities. Excellent road and rail connections also make the property ideally suited for commuters travelling to Cardiff, Bristol, London and the Midlands.



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KEY FEATURES

- Detached residence
- 3 double bedrooms
- Open plan kitchen/dining room
- Re-modelled internally by the current owners
- Corner plot
- Enclosed rear garden



STEP INSIDE



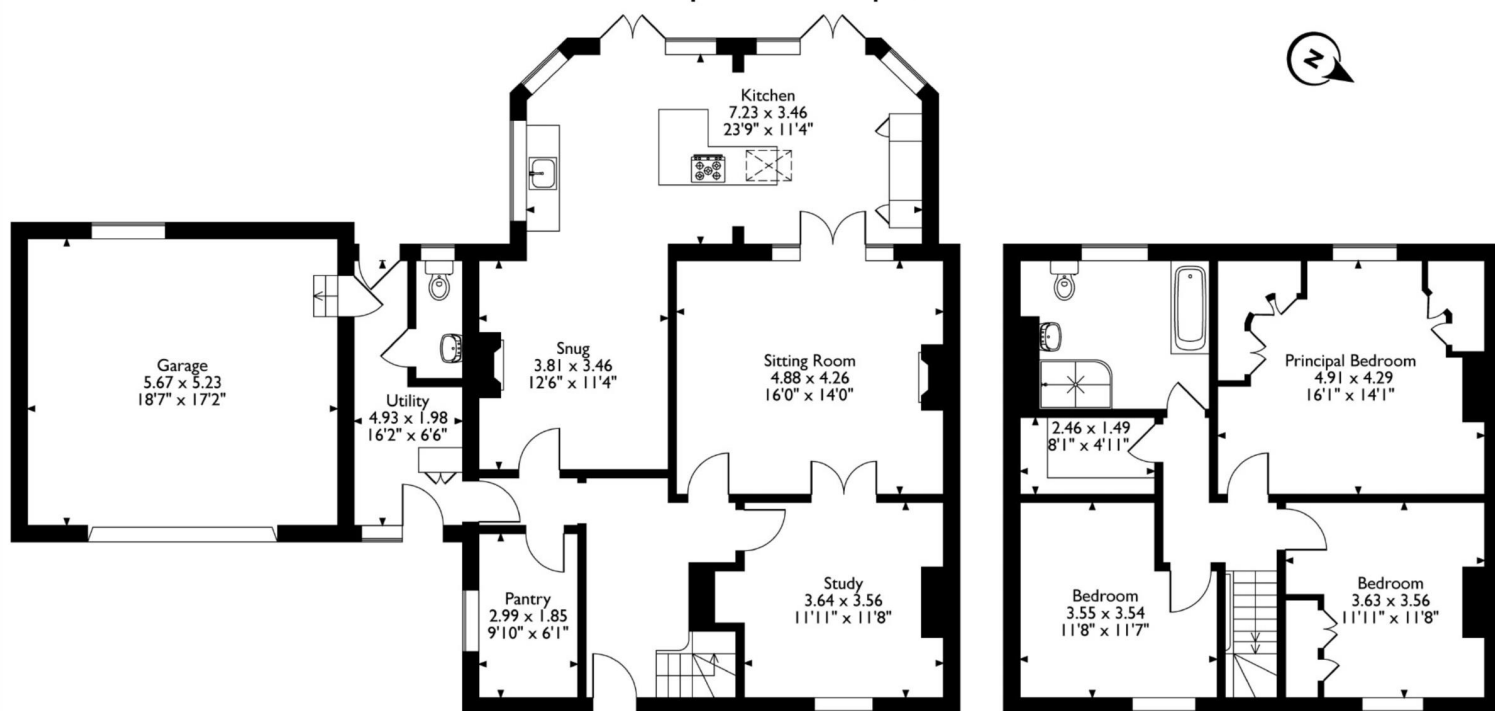
Stepping into the property, you are immediately welcomed by a characterful entrance hallway rich in charm and period appeal. A decorative timber balustrade staircase rises gracefully to the first-floor landing, while doors lead to the principal ground floor reception rooms, creating a warm and inviting first impression. The ground floor has been sympathetically modernised and re-configured by the current owner to give us the impressive residence we see today.

Positioned to the front of the property is a versatile study, enjoying a pleasant outlook through a front-facing window, ideal for those working from home or seeking a quiet reading room.

Adjacent lies the impressive main lounge, undoubtedly the heart of the home, featuring a striking fireplace that creates a cosy focal point and enhances the room's welcoming atmosphere. From here, double doors open seamlessly into the spacious kitchen/breakfast room, perfectly designed for modern family living and entertaining alike.

The kitchen has a vaulted ceiling with skylight and is fitted with an attractive range of wall and base units complemented by ornate marble-effect work surfaces and a central breakfast bar. Integrated appliances are thoughtfully incorporated, while ample space remains for a dining table and chairs, making this a sociable and practical area. Natural light floods the room through two sets of French doors opening directly onto the rear garden, alongside an additional side aspect window, creating a bright and airy environment throughout the day.

Dean House, Chepstow Road Raglan, Usk, Monmouthshire
 Approximate Gross Internal Area
 204 Sq M/2196 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.

A square archway leads through to a central snug, another wonderfully characterful reception space featuring its own fireplace, ideal as a secondary sitting room, playroom or relaxing retreat. Completing the ground floor accommodation is a practical utility room with convenient access to both the front and rear of the property, a cloakroom/WC, and an additional reception room currently utilised as a secondary utility area, though equally adaptable as a hobby room, boot room or home office depending on individual requirements.

To the first floor, the property continues to impress with three generously proportioned double bedrooms, each offering comfortable accommodation and an abundance of natural light. The main family bathroom is fitted with a white four-piece suite comprising a panelled bath, wash hand basin, WC and separate shower cubicle, providing both style and functionality for modern family life. A useful walk-in airing cupboard accessed from the landing further enhances the practicality of this beautifully presented and versatile home.

STEP OUTSIDE



Externally, the property enjoys an attractive and well-maintained setting, with wrought iron fencing to the front creating a charming first impression. Pedestrian gated access leads to the front entrance, bordered by a variety of established shrubs and colourful flower beds that enhance the property's kerb appeal throughout the seasons.

To the side, a private driveway provides off-road parking for two vehicles and leads to the attached garage, fitted with an up-and-over door for convenient access and additional storage.

The rear garden has been thoughtfully landscaped by the current owners to create a peaceful and highly private outdoor space, ideal for both relaxation and entertaining. Predominantly laid to lawn, the garden is complemented by a selection of mature shrubs and trees that provide both colour and natural screening. Multiple seating areas have been carefully positioned throughout the garden, allowing you to enjoy the sun at different times of the day while appreciating the tranquil surroundings.

INFORMATION

Postcode: NP15 2EN

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS
What3words: reflector.alert.oddly



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(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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