



Hazel Cottage

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



COUNTRY & CLASSIC

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

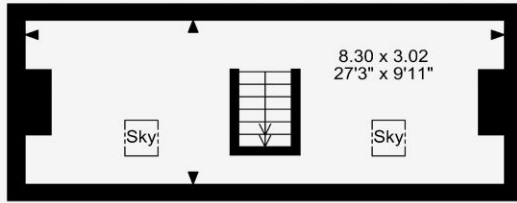
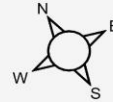


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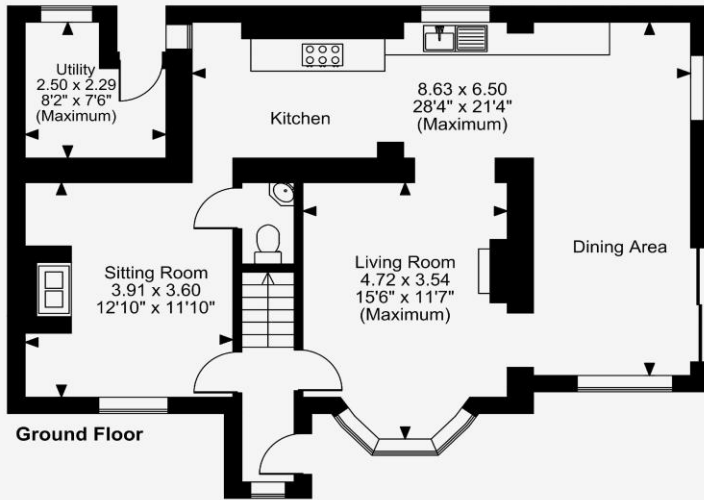
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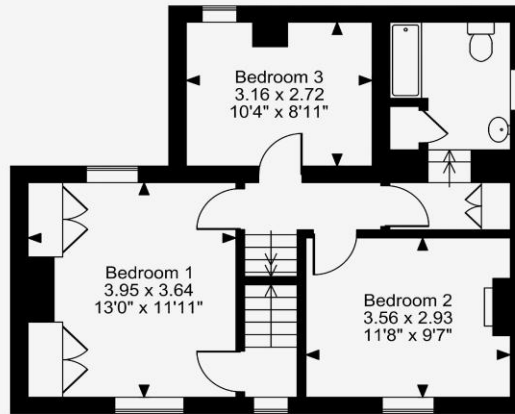
Hazel Cottage, Monnow View, Osbaston, Monmouth
Approximate Gross Internal Area
1650 Sq Ft/153 Sq M



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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