



Christie Residential

YOUR HOME, HANDLED WITH CARE

Wedgwood Gardens,
Abergavenny

£550,000

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About this property

A beautifully presented detached home forming part of an exclusive gated development. Occupying a particularly desirable position tucked away in a quiet corner of Wedgwood Park on the elevated north-western fringe of Abergavenny. Enjoying an exceptional degree of privacy, with only one immediate neighbouring property, this home combines a peaceful setting with generous accommodation.

The ground floor comprises a welcoming entrance hall leading to a front-facing sitting room, a second reception room and a superb kitchen/dining room to the rear. French doors provide direct access to the gardens and create an excellent space for both everyday family life and entertaining. A utility room and cloakroom are accessed from the kitchen. The cloakroom includes a generous, double width built-in cupboard, originally intended as a shower cubicle, with the plumbing still in place and concealed, allowing for easy reinstatement if required. The property further benefits from attractive sash windows throughout, enhancing both its character and appearance.

Upstairs, the original three-bedroom layout has been thoughtfully reconfigured by the owners, with the third bedroom currently serving as a dressing room accessed from bedroom two. However, the room could easily be reinstated as a separate third bedroom, offering excellent flexibility for growing families, guests or those requiring additional home office space. There is an exceptional 17' principal bedroom with an en-suite shower room, and a family bathroom.

A particular feature of the property is its outstanding rear garden. Unusually for a modern home, it enjoys a large, private plot with both south and west-facing aspects ensuring sunshine throughout the day and into the evening. Bordering 'The Meadow' and not overlooked, the garden benefits from a wonderful sense of space and seclusion, making it difficult to believe you are only moments from the town centre. The garden features a substantial patio area ideal for outdoor entertaining, together with a number of additional sheltered seating areas and deck, positioned to make the most of the sun. There is also a generous lawn, extensive flower and shrub borders and a timber storage shed, all framed by a verdant outlook punctuated by mature trees.

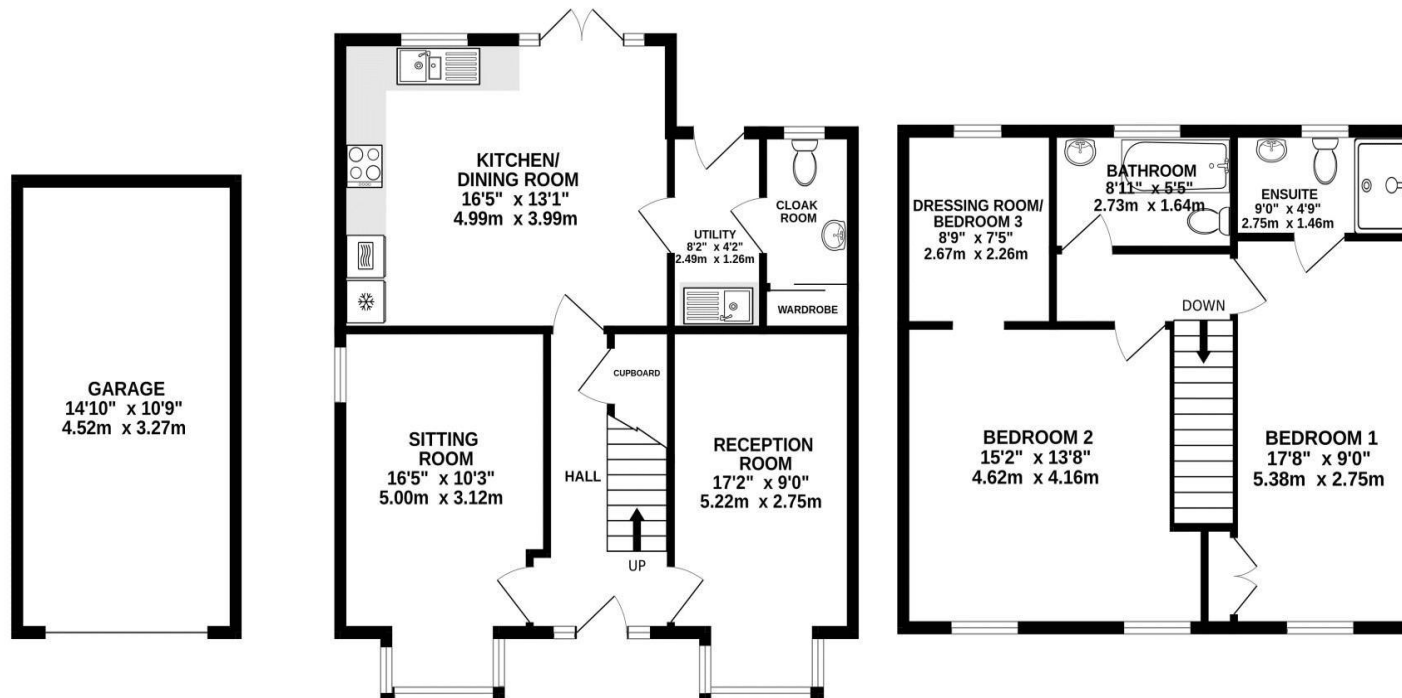
Further benefits include a larger than average single garage with light and power, driveway and visitor parking. Exceptionally private, tucked away from passing traffic and neighbouring properties, this is a rare opportunity to acquire a beautifully presented and highly adaptable home in one of Abergavenny's most exclusive and sought-after residential locations, all within walking distance of the town's vibrant centre. Residents of Wedgwood Park enjoy exclusive use of the renowned walled garden, which forms part of the development. Conceived by John Wedgwood, founder of the Royal Horticultural Society, it is a unique and highly desirable feature of life at Wedgwood Park. The garden provides a wonderful additional outdoor space for residents to enjoy, with several seating areas offering spectacular views across the town and towards the Bloreng Mountain. Beyond the walled garden is a private area of woodland, ideal for dog walking, which also includes a barbecue for residents and their visitors use.





GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



16 WEDGWOOD GARDENS, ABERGAVENNY, NP7 7AF

TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From central Abergavenny, follow Monk Street (A40) north to the traffic lights. Turn left into Park Road, passing Bailey Park on your right. Take the second right opposite Tesco and follow the road (with the church on your left) to the traffic lights. Turn left then immediately right into Pen Y Pound Turn left then immediately right into Pen Y Pound. Continue up the hill and after passing the right turn for the Leisure Centre, take the 2nd right into Wedgewood Park. The What3Words location is: owes.glance.romance

USEFUL information

COUNCIL TAX: Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase. There is a service charge of £95.50 per month for the upkeep of the communal gardens.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

DISCLOSURE: In accordance with the Estate Agent's act 1979 please note that the property is being sold by an employee of Christie Residential

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.