

Hillcroft  
Highfield Road, Monmouth



ROSCOE ROGERS KNIGHT  
*Town and country properties*



ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## Hillcroft

### Highfield Road, Monmouth

This impressive four-bedroom family home occupies a generous plot with an enviable elevated position, offering stunning views across the rolling Monmouthshire countryside. Featuring an innovative split-level design, the spacious and versatile accommodation is arranged over three floors, enjoying excellent natural light throughout. Additional benefits include ample off-road parking, an attached garage and well-maintained lawned gardens.

**Asking price of £599,000 Freehold**

The property is traditionally constructed with a part exposed stone and marble chipped rendered exterior with inset double glazed uPVC windows and doors set under pitched roofs. Internal features include a feature stone fireplace, moulded skirting boards and architraves, low voltage downlighters and a combination of carpeted and laminate flooring. A gas fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the parking area and through a wooden panelled front door with glazed side panel into:**

#### **ENTRANCE LOBBY:**

Staircases with ranch style balustrading and handrails up to first floor landing and lower ground floor landing. Understairs storage cupboard with hanging rail. Roof access hatch. Doors into the following:

#### **DINING ROOM: 3.06m x 4.40m (10'0" x 14'5")**

Picture window to side elevation with views across the garden.

#### **KITCHEN/BREAKFAST ROOM: 4.18m x 3.64m (13'9" x 11'11")**

Dual aspect windows to back and side enjoying excellent levels of natural light. Laminate wood effect work tops along three walls with inset one and half bowl stainless steel sink and four ring Neff gas hob with matching extraction hood over. An extensive range of wooden panelled cupboards and drawers set under with integrated dishwasher and Neff oven/grill. Complimentary wall mounted cabinets, some with glazed fronts and display shelving. Space for fridge/freezer. Door into:

**UTILITY ROOM: 3.03m x 2.61m (9'11" x 8'7")**

Window to front and external part glazed door out to a raised sun terrace. Laminate worktops along two sides with integrated stainless-steel sink and splashback. Cupboards set under and space and plumbing for washing machine/tumble dryer. Cloak cupboard with ample storage and wooden slatted shelving. Floor hatch down to cellar with ample storage. Wall mounted Worcester boiler and consumer unit at high level. Door into:

**ATTACHED GARAGE: 5.69m x 5.32m (18'8" x 17'5")**

Matching construction with a concrete base, window to side and electric remote controlled roller garage door to side all set under a flat roof. Space for additional fridge/freezer. Power and light.

**From entrance hallway, downstairs with ranch style balustrading and handrail to:**

**LOWER GROUND FLOOR: 1.90m x 2.34m (6'3" x 7'8")**

Doors into the following:

**BEDROOM FOUR/STUDY: 3.57m x 2.08m (11'9" x 6'10")**

Window to side with garden views. Fitted bookshelves to one wall.

**BEDROOM TWO: 4.55m x 3.59m (14'11" x 11'9")**

A double bedroom with picture window to front enjoying far reaching views over surrounding Monmouthshire countryside. Built-in wardrobe with a sliding slatted door, hanging rail and storage space.

**BEDROOM THREE: 3.86m x 3.58m (12'8" x 11'9")**

A double bedroom with window to back with rural and townscape views.

**SHOWER ROOM:**

Frosted window to side. A contemporary white suite comprising a low-level WC, vanity unit with inset wash basin and large corner shower enclosure with mixer valve and head on adjustable chrome rail. Extraction fan at high level.

**From entrance lobby upstairs with ranch style balustrading to:**

**FIRST FLOOR LANDING: 1.65m x 1.76m (5'5" x 5'9")**

Roof access hatch. Doors with glazed panels above into the following:

**LIVING ROOM: 5.41m x 4.53m (17'9" x 14'10")**

A generously proportioned principal reception room with a picture window to the front enjoying panoramic countryside views. Feature stone fireplace with complementary hearth, housing open grate fire.

**BEDROOM ONE: 3.65m x 4.84m (11'12" x 15'11")**

Picture window to the front with spectacular views. Bespoke fitted cabinet and wardrobes along one wall with hanging rails and storage.

**SHOWER ROOM:**

Frosted window to side. A white suite comprising a low-level WC, pedestal wash basin and corner fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Tiling to dado height.

**OUTSIDE:**

The property is accessed from Highfield Road leading to a private driveway opening up to an ample parking/turning area with space for multiple vehicles and door into attached garage.

The front garden is beautifully maintained, featuring a neatly shaped level lawn bound by a low-level stone wall and complemented by well-stocked herbaceous beds. A key-block pathway wraps around three sides of the house, leading to an additional lawned section and a spacious rear garden. This area boasts two raised patio terraces with seating, perfectly positioned to take in the countryside views. Steps descend to Prospect Road. Behind a metal gate lies an outdoor storage area with a wooden shed and a further path that loops back to the front parking area. The boundaries are defined by a mix of wooden fencing and mature hedgerow.

**SERVICES:**

Mains gas, electricity, water and drainage. Council Tax Band G. EPC Rating D.

**DIRECTIONS:**

From our office turn left at the traffic lights onto Monk Street and proceed up the Hereford Road. Near the brow of the hill turn left onto Highfield Road. Continue down the road for a short distance and the driveway for Hillcroft can be found on the left-hand side.

**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.

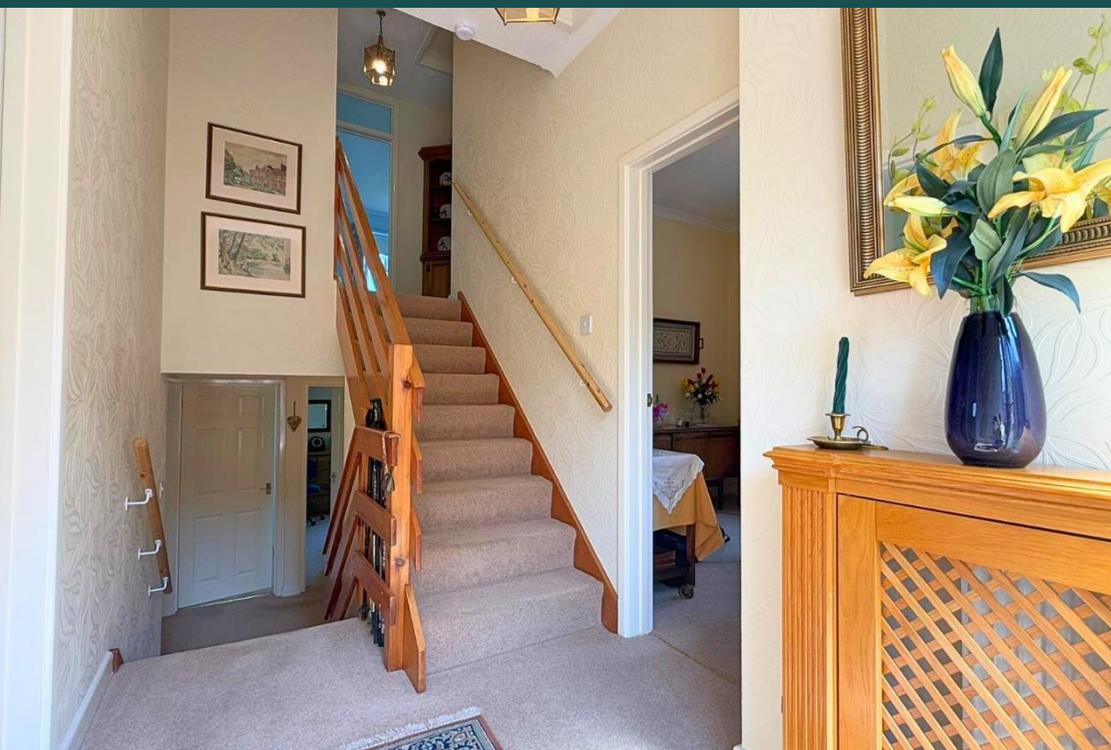


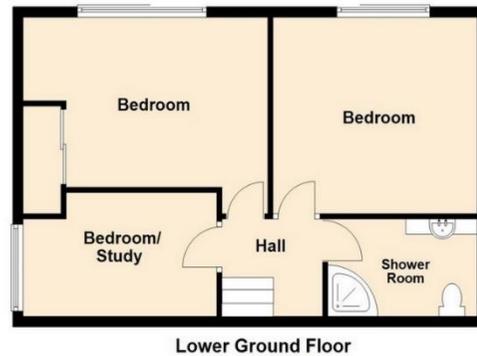


Telephone: 01600 772929

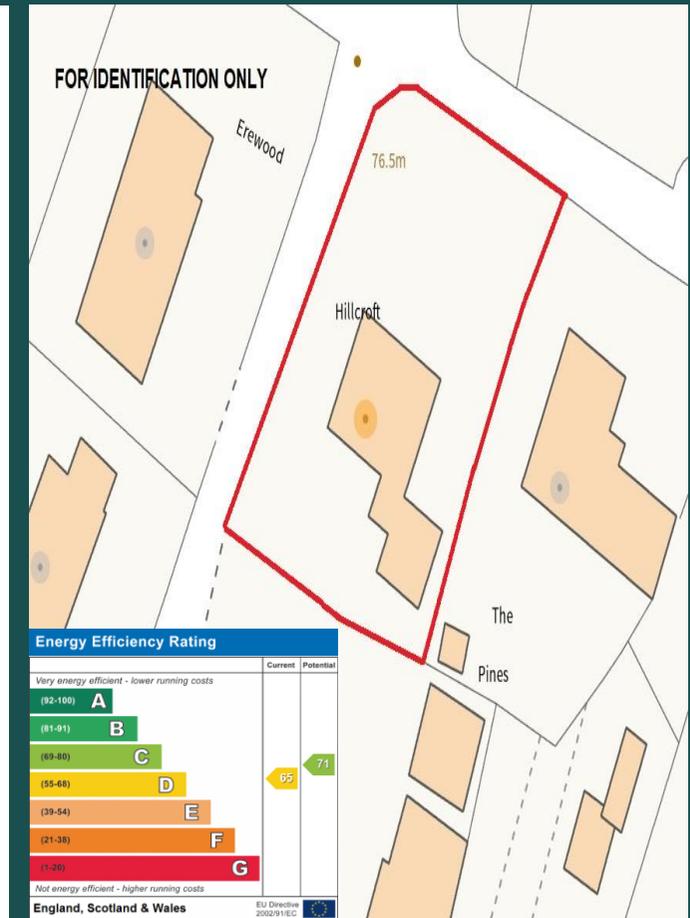
3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)





Total area: approx. 146.5 sq. metres (1577.2 sq. feet)



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk