



# REDBROOK

Guide price **£595,000**



# BUSH HOUSE

Redbrook, Monmouth, Monmouthshire NP25 4LU



Stunning characterful home in the popular village of Redbrook  
Set in approx. 0.79 acres of gardens  
Garage and plentiful parking

This stunning home is situated in the heart of the sought-after Wye Valley village of Redbrook and is beautifully presented throughout, showcasing an abundance of character and charm. The versatile ground floor accommodation benefits from a separate entrance and comprises a large reception room, hallway space and WC. The current owners have successfully operated a business from this area, although it would lend itself equally well to use as an annexe potential, or be seamlessly incorporated into the main house. The beautifully landscaped gardens extend to just under an acre and enjoy glorious views over the River Wye. Further benefits include ample off-road parking and a garage.

Positioned within the Wye Valley Area of Outstanding Natural Beauty, this family home is situated in the charming village of Redbrook, offering an array of surrounding outdoor pursuits. Redbrook has a wonderful sense of community, with local pubs and a village store, while offering easy access into the neighbouring Monmouth Town Centre. The market town of Monmouth is steeped in history and has a bustling high street with bespoke shops, cafes and restaurants, along with well-known retailers such as Waitrose and Marks & Spencer. Monmouth offers fantastic schooling along with several sporting clubs and a leisure centre. Commuting is made easy from Redbrook, being close to the A40 and A499 via Monmouth, along with train links from Chepstow and Severn Tunnel Junction.



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### KEY FEATURES

- Beautifully presented four-bedroom home full of character and charm
- Versatile accommodation offering flexible living and working spaces
- Set within approx 0.79 acres of landscaped gardens
- Enjoying stunning views across the River Wye
- Ideal for modern living, including those working from home
- A unique property combining period features with contemporary comfort



# STEP INSIDE



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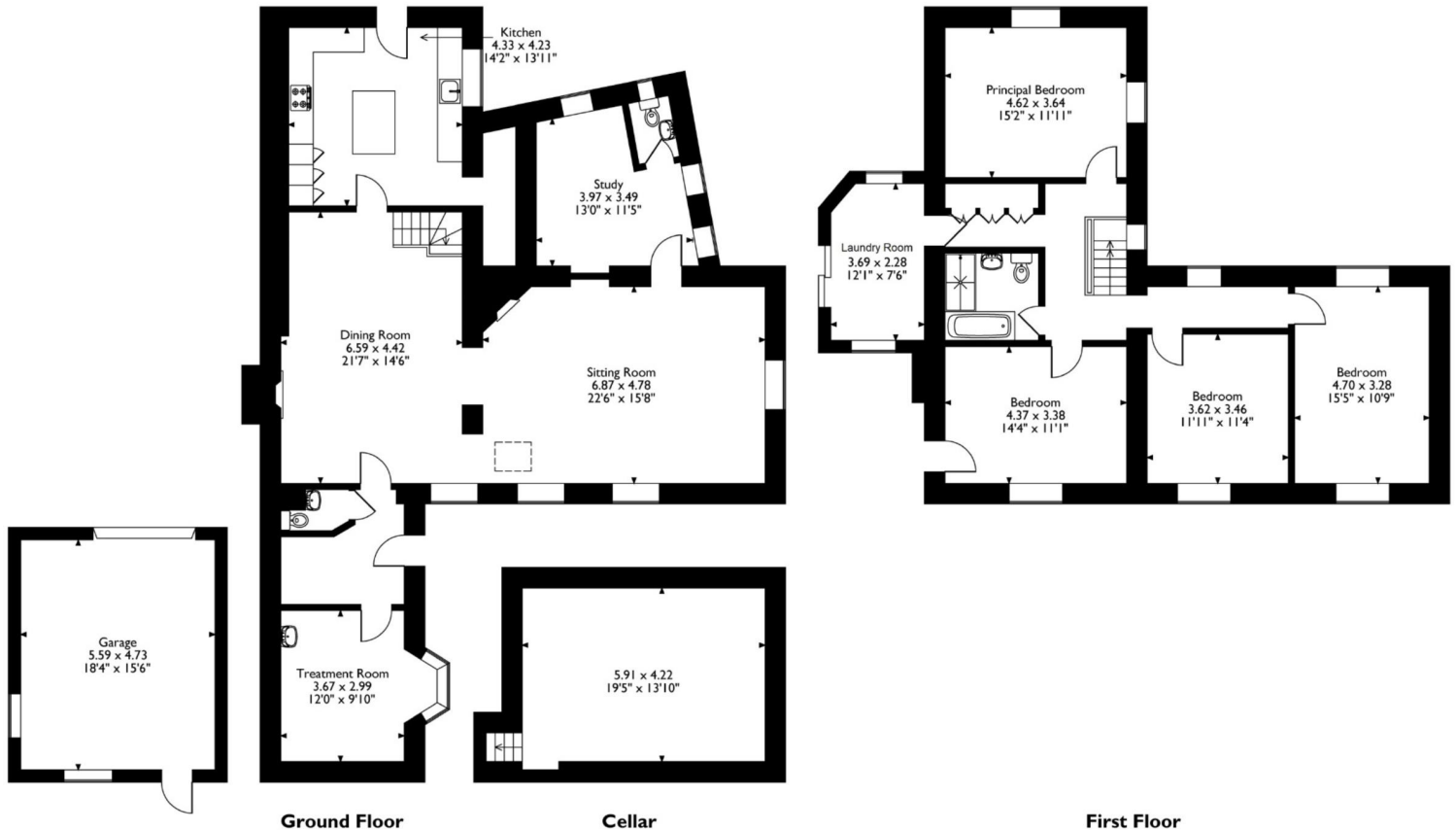
Upon entering the main house, you are immediately struck by the spacious and charming two principal reception rooms, rich in character with exposed wooden beams, oak flooring and a large open fireplace with log burner.

The lounge also has easy access to the large cellar offering plenty of storage space. There is a further reception room, again featuring beams and a separate WC, which would make an ideal snug or guest bedroom.

The superb modern kitchen is beautifully appointed, featuring a central island and a stable door opening onto the kitchen garden. There is an excellent range of wall and base units complemented by high-quality NEFF appliances, including a double oven with warming drawer, four-ring induction hob, dishwasher and space for a larder-style fridge. Additional features include a built-in pantry cupboard and an inset sink with boiling water tap. The focal central island provides space for bar seating as well as further storage cupboards. A recessed area off the kitchen offers a practical space for coats and shoes, together with additional shelving for storage, and also houses the Worcester boiler.

## Bush House, Upper Redbrook, Monmouth, Gloucestershire

Approximate Gross Internal Area  
 Main House = 248 Sq M/2670 Sq Ft  
 Garage = 26 Sq M/280 Sq Ft  
 Total = 274 Sq M/2950 Sq Ft



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.

The first floor provides a spacious landing with an array of modern fitted cupboards and doors that lead to four generous double bedrooms, most enjoying lovely views over the River Wye.

Completing the accommodation is a stunning contemporary four-piece family bathroom and a particularly useful large laundry room with direct access to the garden.

Bedroom two features a door that leads out to a raised decked area with full countryside and tranquil River Wye views.

# STEP OUTSIDE



To the side of the property, there is ample parking for several vehicles and access to the garage. A gate leads to the kitchen garden, beautifully laid with a patio, raised walled rockery flower beds, a small garden pond, and a raised seating area perfect for enjoying a morning coffee in the sun. The garden also benefits from direct access into the kitchen.

Overall, the stunning gardens extend to approximately 0.79 acres. The current owners have thoughtfully designed the grounds to make the most of this beautiful setting, incorporating terraced patios that capture the picturesque countryside and River Wye views. Steps lead down to a large lawned area, beyond which lies a natural woodland space. Additionally there is a substantial storage shed with in-place wiring for a petrol-driven generator to supply the house during the occasional power cut.

#### AGENT'S NOTE:

The property also benefits from sixteen photovoltaic solar panels which we are advised are owned.

## INFORMATION

Postcode: NP25 4LU

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

On leaving our office in Monmouth, turn right and proceed north on Priory St/B4293 towards White Swan Ct. Continue onto Dixton Rd/A466, proceeding through one small mini roundabout. At the large roundabout, take the 3rd exit onto A40. Turn left onto Wye Bridge/A466. At the next roundabout, take the 2nd exit onto Redbrook Rd/A466. Continue to follow A466 for approximately 2.5 miles.. Upon entering the village, Bush house will be found a short distance along on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92-100)	A		
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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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