



# LANGSTONE

Guide price **£650,000**



# KOHAT

Chepstow Road, Langstone. Newport, NP18 2JP



Kitchen diner  
Great location  
Close to M4 Corridor

Nestled in the increasingly popular and highly sought-after area of Langstone, this beautifully presented four-bedroom detached family home offers an exceptional blend of space, comfort, and convenience. With its prime location just minutes from the M4, it provides effortless access to Cardiff, Bristol, and beyond perfect for commuters or those with busy lifestyles. Families will love being close to the wide range of amenities at the nearby Newport Spytty Retail and Leisure Park, as well as the world-famous Celtic Manor Resort, ideal for golf lovers or anyone seeking a touch of luxury.

The property itself is both inviting and versatile, boasting spacious, light-filled living areas with a wonderful flow that's ideal for modern family life. A stylish, well-equipped kitchen, generous bedrooms and a private rear garden make this a ready-to-move-in home that still offers exciting scope for personalisation or future development.

With a private driveway, garage, and a peaceful setting within a friendly community, the home is also within easy reach of well-regarded local schools making it an ideal place to raise a family. Whether you're looking for a forever home or something with potential to grow into, this property offers both immediate charm and long-term opportunity. A truly lovely home in a prime location.



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### KEY FEATURES

- Detached
- Four bedrooms, en-suite & family bathroom
- Utility room & cloakroom
- Double Garage
- Beautifully maintained garden
- Separate dining room



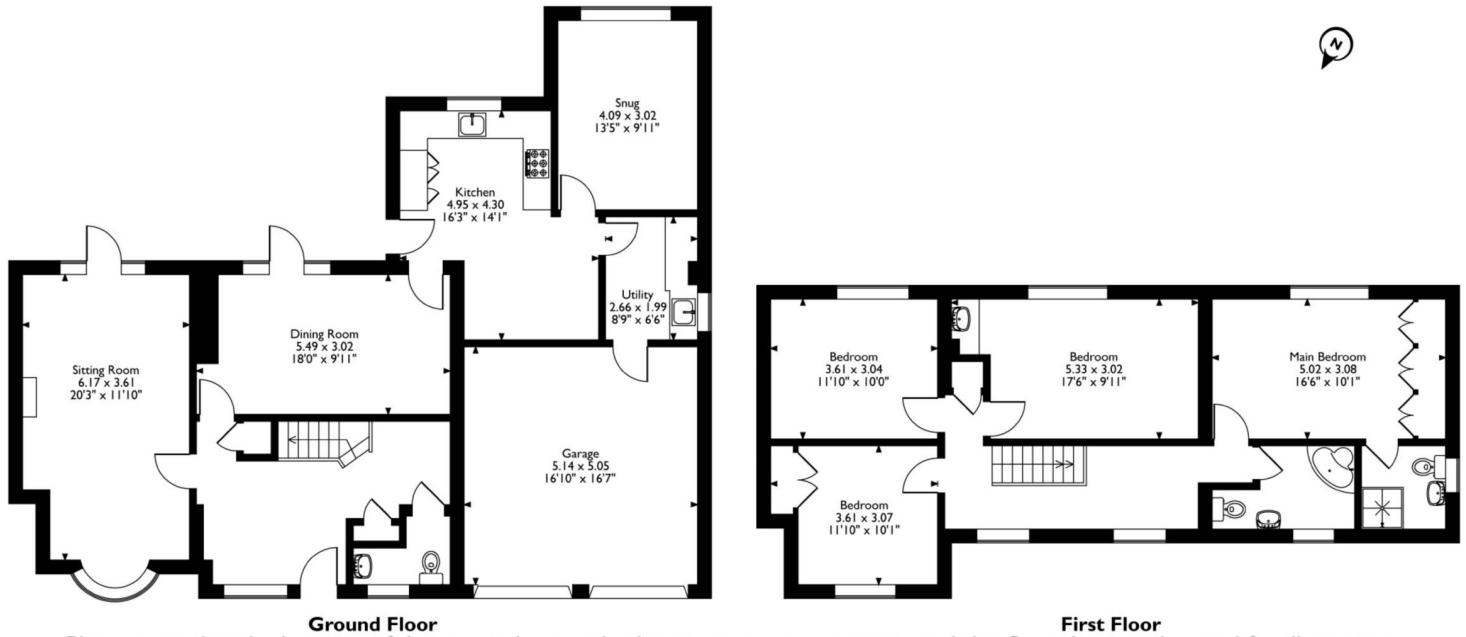
# STEP INSIDE



As you step through the front door of Kohat you're welcomed by a spacious and inviting entrance hall that sets the tone for this warm and characterful family home. To the right, you'll find a convenient downstairs cloakroom and the staircase leading to the first floor. To the left, a generously sized family lounge, where an open fire creates a cosy and charming focal point perfect for relaxing evenings.

From the hallway you have access into the formal dining room, ideal for hosting family meals or entertaining guests. From here, you're led into the heart of the home: a bright and spacious kitchen diner, thoughtfully designed for both everyday living and social gatherings. A door from the kitchen provides access to the rear garden, ideal for indoor-outdoor living in the warmer months.

Approximate Gross Internal Area  
199 Sq M/2142 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.

Beyond the kitchen lies an additional sitting room, affectionately known as The Den by the current owners a versatile space perfect as a snug, playroom, or home office. Completing the ground floor is a separate utility room offering additional storage and laundry space, which also provides internal access into the generous double garage, offering excellent practicality and potential for further conversion if desired.

To the first floor, you'll find four spacious double bedrooms, along with the principle ensuite, each filled with natural light, along with a family bathroom (with shower system independent from the mains). Ideal for comfortable living in the heart of Kohat, perfect for growing families or hosting guests.

# STEP OUTSIDE



Outside, Kohat continues to impress with its generous and well-maintained outdoor space. To the front, a large driveway provides ample parking for multiple vehicles and leads directly to the spacious double garage ideal for both storage and secure parking. A side gate offers convenient access to the rear garden, ensuring easy movement around the property.

Step into the rear garden and you'll immediately see the care and attention the current homeowners have invested in creating a truly special outdoor retreat. A raised patio area provides the perfect spot for alfresco dining or relaxing with family and friends, overlooking a beautifully manicured lawn surrounded by mature trees, flowering shrubs, and thoughtfully placed planting. For families, the grounds are also an exciting environment for children to play, explore, and let their imaginations run wild, it's the perfect setting for outdoor adventures - from treasure hunts to picnics under the trees. Whether they're building dens or playing hide and seek, young adventurers will be right at home here.

At the heart of the garden is a peaceful pond, adding to the tranquil atmosphere, while tucked away at the rear is a charming log cabin ideal for use as a garden office, studio, or summer retreat. This outdoor space is not only a gardener's dream but also a haven for families, offering privacy, beauty, and endless potential to enjoy all year round.

#### AGENT'S NOTE:

There are solar panels which provide electricity and are owned.

## INFORMATION

Postcode: NP18 2JP

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From Junction 24 (The Coldra roundabout) take the A48 signposted for Caerwent and Penhow, at the next roundabout continue straight ahead. Continue along this road and the property can be found towards the edge of the village on the right-hand side.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 72                      | 79        |
| (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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