



18 Fields Park Avenue  
Newport | Gwent | NP20 5BE

 FINE & COUNTRY

# STEP INSIDE

Step through the original cast iron and glazed entrance doors into a breathtaking reception hall illuminated by a magnificent hand-painted Victorian cupola above. From the very first moment, the home reveals its remarkable sense of scale, craftsmanship, and elegance. Beautiful oak parquet flooring, sweeping staircases, intricate detailing, and grand fireplaces create an atmosphere rich in history and character. The drawing room is particularly impressive, featuring full-height sash windows overlooking the gardens, panelled walls, gilded ceiling details, and a striking marble fireplace. A series of elegant reception spaces provide exceptional versatility for both family living and formal entertaining. At the heart of the home, the kitchen combines warmth and practicality with period charm, complete with Aga and original detailing. Upstairs, five beautifully proportioned bedrooms continue the home's sense of refinement, including spacious principal suites and elevated views across the grounds. Additional attic rooms further enhance the flexibility of the accommodation. Throughout the property, careful restoration has preserved the integrity and architectural beauty of this exceptional Victorian residence.









# STEP OUTSIDE

Fields House is approached through mature grounds that immediately create a sense of privacy, tranquillity, and arrival. Set back from the road behind established hedges and planting, the gardens wrap beautifully around the home and enhance its impressive architectural presence. Expansive lawns, mature trees, and carefully designed planting provide colour, texture, and seclusion throughout the seasons. The west-facing rear gardens are particularly special, capturing the afternoon and evening sun and creating ideal spaces for outdoor dining and entertaining. A charming kitchen garden area includes mature fruit trees, herb beds, and productive planting spaces. Peaceful terraces and seating areas offer wonderful opportunities to enjoy the surroundings in complete privacy. The gated frontage provides secure parking for multiple vehicles whilst maintaining the home's elegant approach. The grounds also benefit from magnificent established trees protected by Tree Preservation Orders, further contributing to the setting's beauty and character. Altogether, the gardens provide the perfect balance between grandeur, practicality, and peaceful family living.



## Area Description

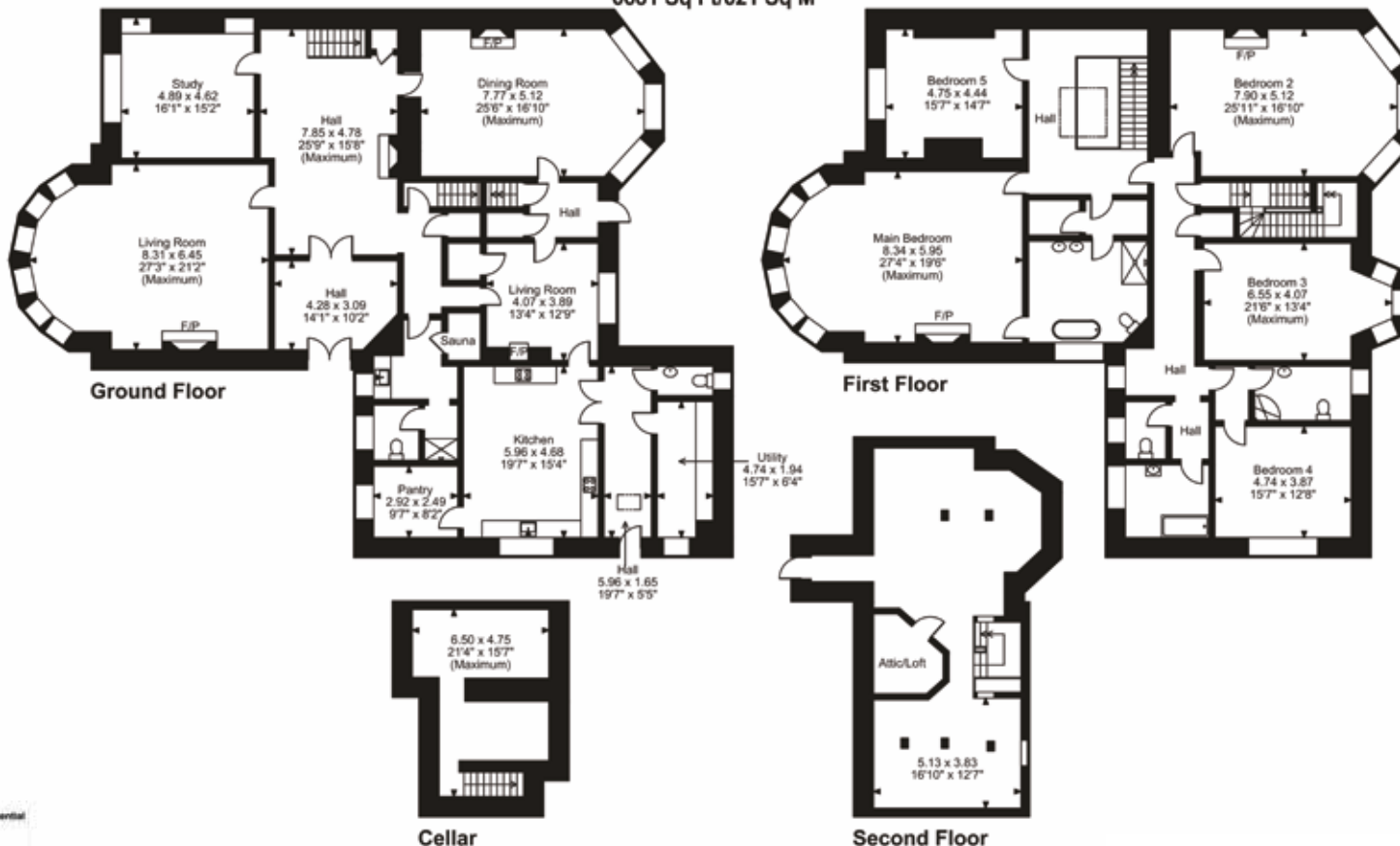
Fields House enjoys a prime position within one of Newport's most desirable and established residential addresses, offering a rare balance between privacy, connectivity, and lifestyle. The property is ideally situated within walking distance of Newport railway station, providing direct services to London Paddington in approximately 1.5 hours, making it highly attractive for commuters and those seeking a lifestyle move without compromising accessibility. Cardiff and Bristol are both easily accessible via the nearby M4, placing major commercial centres within comfortable reach. The area also offers excellent access to highly regarded schools, independent shops, restaurants, and leisure facilities. For those who enjoy outdoor pursuits, the Brecon Beacons National Park and the beaches of the Gower Peninsula are both accessible within approximately an hour. Newport itself continues to grow in popularity due to its strong transport links and increasing demand for high-quality period homes. Fields Park Avenue remains one of the city's most prestigious residential locations, known for its distinguished architecture and established surroundings. Despite its convenience, the setting feels peaceful, mature, and wonderfully residential. It is an ideal location for buyers seeking both character and connectivity.

## Directions, What3words

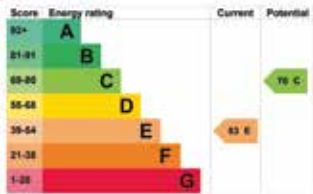
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**Fields Park Avenue, Newport, Gwent**  
**Approximate Gross Internal Area**  
**6681 Sq Ft/621 Sq M**



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Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ  
029 2169 0690 | cardiff@fineandcountry.com

