



Langham House
Tregare | Raglan | Usk | Monmouthshire | NP15 2BY

LANGHAM HOUSE



Exceptional five-bedroom Georgian-style contemporary house surrounded by 1.4 acres of land, with beautiful countryside views. This fully integrated smart home is designed for comfort, efficiency and ease of living.



KEY FEATURES

- Five bedrooms
- Six reception rooms, including large family room/cinema, dining room and gym
- More than 4,000 sq ft of accommodation
- Bespoke Alexander Bullock kitchen
- Large family bathroom and three shower rooms
- Wine cellar
- Gated entrance and off-road parking
- Large terrace for entertaining and extensive lawns

Step inside

Langham House was built in 2019 but intelligently designed to combine the symmetry, balance and elegance of a grand Georgian residence with the contemporary comforts of modern living.

This flexible, fully integrated smart home brings together classic features such as sash windows and a statement staircase with underfloor heating, a ventilation system and integrated ceiling speakers. Meticulous attention to detail has been paid to every room, with high quality bespoke fittings and appliances.

Langham House would be perfect for a family, those who enjoy entertaining and individuals looking for privacy and space.

The entrance hall immediately sets the tone for the quality and craftsmanship to be found throughout Langham House, being both grand and welcoming. At its heart is a bespoke, handcrafted wooden staircase rising through three floors and finished in a custom wood stain, with a continuous handrail and striking bronze-coated spindles; all in all it's an architectural feature in its own right.

The hallway leads directly into the kitchen, which in turn opens into a large orangery-style 'snug' that's flooded in natural light from a roof lantern, sash-style windows and three doors opening out onto the extensive terrace, which means the available space can be extended when required.

This stylish area is undoubtedly the heart of the home, combining timeless design and cutting-edge functionality.

The kitchen is designed by Alexander Bullock, with elegant, wipeable cabinets and Fisher Paykel appliances situated around a large statement island/breakfast bar that's fitted with a Zip tap for instant boiling and filtered cold water.

A utility and boot room lies to one side of the kitchen and has many thoughtful features, including a dog shower, undercounter pet bed and plenty of storage cupboards.

Elsewhere on the ground floor is a large dining room, a sitting room, an office and a powder room just off the hallway.

The sense of space and comfort continues within the lower ground floor, which has a large family room used as a cinema space, a gym and a games room.

There's a large laundry room, with a linen store; a wine cellar, a bar behind a concealed bookshelf, and a powder room. This floor can be accessed from outside using a flight of steps.





SELLER INSIGHT

“Langham House has been our home since 2019, when we first purchased the plot. From the very moment we viewed the original property, we were captivated by its setting and location, and instantly knew it was somewhere truly special. The house enjoys a peaceful position, with beautiful views towards Raglan Castle, yet remains conveniently located so it really does offer the best of both worlds.”

“Since living here, we have carefully designed and built the house entirely to our specification, incorporating modern comforts and thoughtful features throughout. These include a ground source heat pump, underfloor heating, and a mechanical ventilation with heat recovery system, ensuring both efficiency and comfort. The property is also equipped with a number of security features, including CCTV and a gated intercom system, as well as a private water supply via a borehole.”

“Planning permission has been granted for a 1,700 sq. ft basement extension designed to accommodate a swimming pool and wellness complex, offering further potential for luxurious living.”

“We have taken great care to include bespoke and high-quality finishes, such as a handcrafted kitchen and designer bathrooms with imported Italian tiles. Additional features include a thoughtfully designed boot room complete with an under-counter dog bed, dog shower, fridge/freezer, dog washing machine and pull-out food drawers, as well as a hidden door leading to the wine cellar.”

“The home has been designed with both entertaining and family life in mind. The open-plan kitchen flows onto a large patio and tiered lawn, which is fully secure for pets and ideal for outdoor living.”

“Raglan village provides everyday essentials including a fuel station, local shops, pubs and a small supermarket. Abergavenny and Monmouth are both within a fifteen-minute drive, they offer a variety of independent shops, restaurants and a strong community spirit, making them delightful places to visit and explore.”

“We have also cherished the surrounding landscape, regularly exploring the Brecon Beacons. With the completion of the Heads of the Valleys road, access has become even more convenient.”

“There is so much we will miss about Langham House. Having built it ourselves, every detail holds meaning for us. It was always intended to be our forever home, thoughtfully designed to grow and evolve with us through every stage of life.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













KEY FEATURES

Four double bedrooms spread across the first floor, the largest of which is the master suite, which has a large dressing room, with fitted wardrobes and drawers, and luxury ensuite facilities, including a double sink, custom vanity units and, like the other bathrooms in the house, imported Italian tiles.

A second bedroom is also served by ensuite facilities and there's a large family bathroom.

Langham House has underfloor heating throughout and a Mechanical Ventilation with Heat Recovery system that provides continuous fresh, filtered air while retaining almost all of the heat from extracted air. All the windows are double glazed and smart home features include electric blinds, CCTV and an intercom, with Apple HomeKit-enabled integration.

This beautiful home replaced a previous property on the site and was built using high quality materials and bespoke finishes.

A selection of high end/designer furniture, lighting and original artwork could potentially be included in the sale by negotiation.

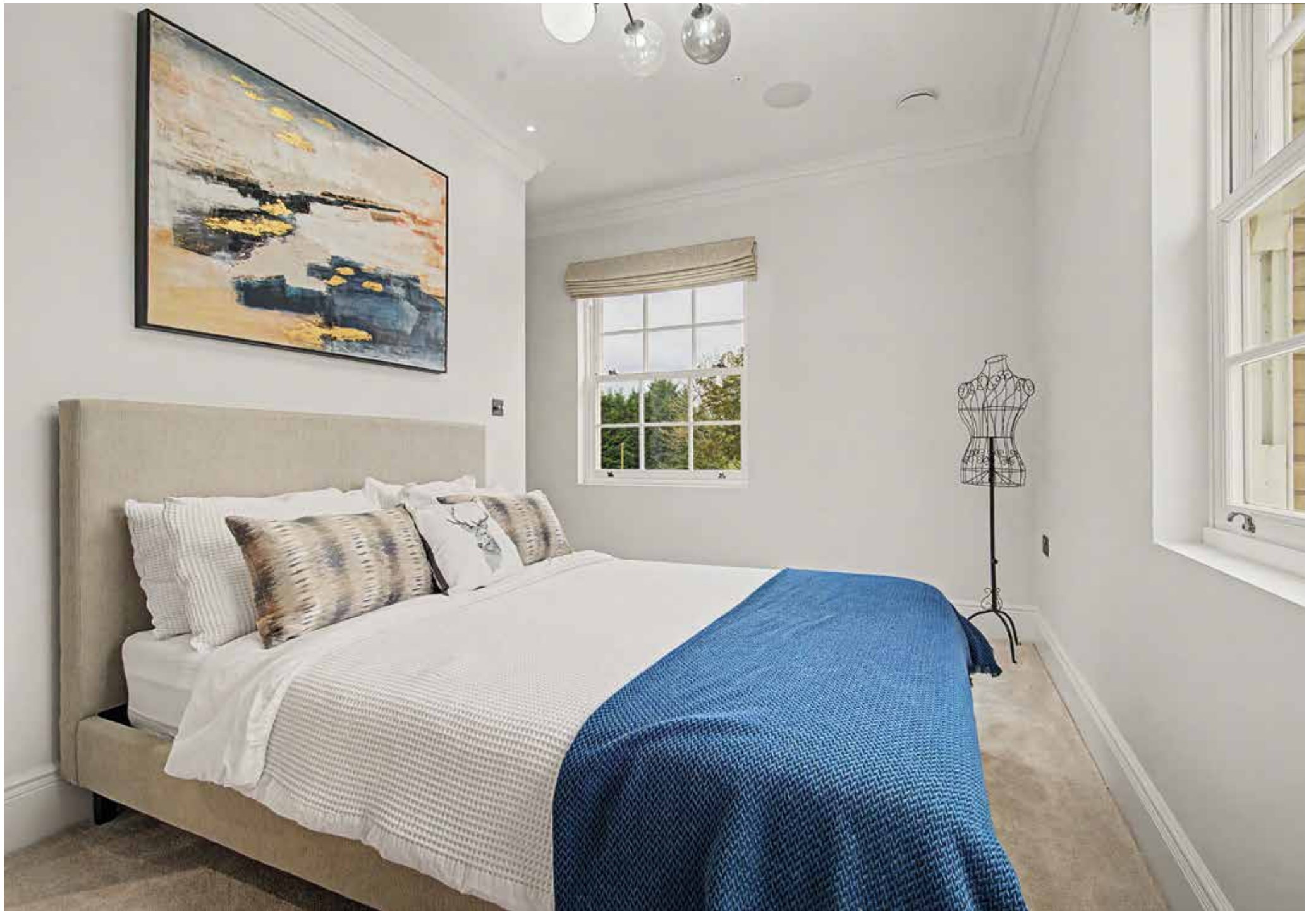
Langham House has planning permission for a single garage; however, we have architectural plans and drawings ready to be submitted for a double-storey, triple garage and a basement wellness centre comprising a pool, sauna, and changing rooms.















KEY FEATURES

Step outside

The 1.4 acres of land surrounding Langham House looks out over the rolling Monmouthshire countryside. Raglan castle can be seen in the distance.

Three sides of the house are surrounded by a large tiled terrace, making it the perfect spot for entertaining and outdoor play. Steps lead to an extensive lawn bordered by several mature trees. There are plans available for a full garden makeover by a renowned landscape artist.

A driveway surfaced in Tarmac sits in front of the property and is large enough to accommodate 10 vehicles. Electric gates and an intercom system help to keep the house private and secure.





LOCATION

Tregare is a small hamlet lying in the countryside three miles north of Raglan, an historic village famous for its castle. A golf club is set within the old deer park belonging to the castle.

Tregare is close to the A449 and has excellent road links to Newport, Monmouth, Bristol and onward to London.

The hamlet is six miles from Usk, a small town with an excellent selection of restaurants, pubs, shops and services.

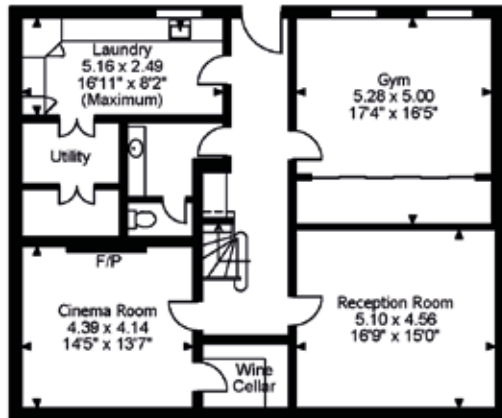
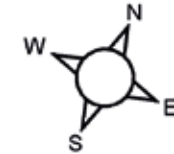
Monmouth is 11 miles away and offers an upscale high street with several independent shops and boutiques, including branches of Waitrose and M&S Simply Food, and a wide range of services and sporting facilities.

Abergavenny, famous for its annual food festival, wide range of shops, restaurants and railway station, is a similar distance from Tregare.

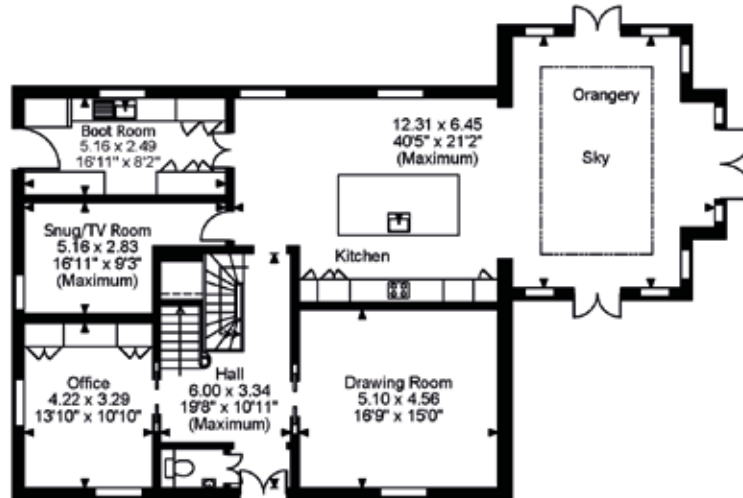
There are several exceptional schools in the area, including the independent Haberdashers schools in Monmouth.



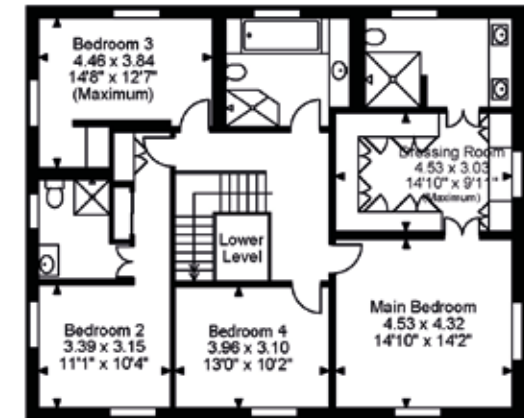
Langham House, Tregare, Raglan, Usk
Approximate Gross Internal Area
4199 Sq Ft/390 Sq M



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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