



CAERWENT

Guide price **£725,000**



ARCHER & CO

# GREENACRE

Five Lanes, Caerwent, Monmouthshire NP26 5PQ



Approx 0.28 acre  
Delightful rural setting with M4 Access  
No onward chain

Set within a peaceful and private setting, this purpose-built detached family home offers an exceptional balance of modern living, generous space, and rural charm. Beautifully presented throughout, the property has been thoughtfully designed to meet the needs of contemporary family life while enjoying a tranquil environment surrounded by nature.

Situated in the sought-after and quiet area of Five Lanes, Caerwent, the home enjoys a convenient location despite its rural feel. It is just a short drive from the Severn Tunnel, providing excellent transport links to both Bristol and Cardiff. The area is well served by reputable schools, including those in Shirenewton and Undy, making it particularly appealing for families. For leisure, residents can enjoy nearby countryside walks at Wentwood or explore the historic village of Caerwent, both of which add to the charm of the location.



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### KEY FEATURES

- Attractive detached property
- 4 Double bedrooms
- Spacious kitchen with dining area
- Well-proportioned living room
- Off road parking for several vehicles
- Viewing highly recommended



# STEP INSIDE



This home combines quality craftsmanship with modern conveniences, including features such as walk-in wardrobes and contemporary kitchen fittings, all of which are included in the sale.

This is a rare opportunity to acquire a spacious family property in an enviable setting that offers both privacy and accessibility. Early viewing is highly recommended to fully appreciate everything this property has to offer.

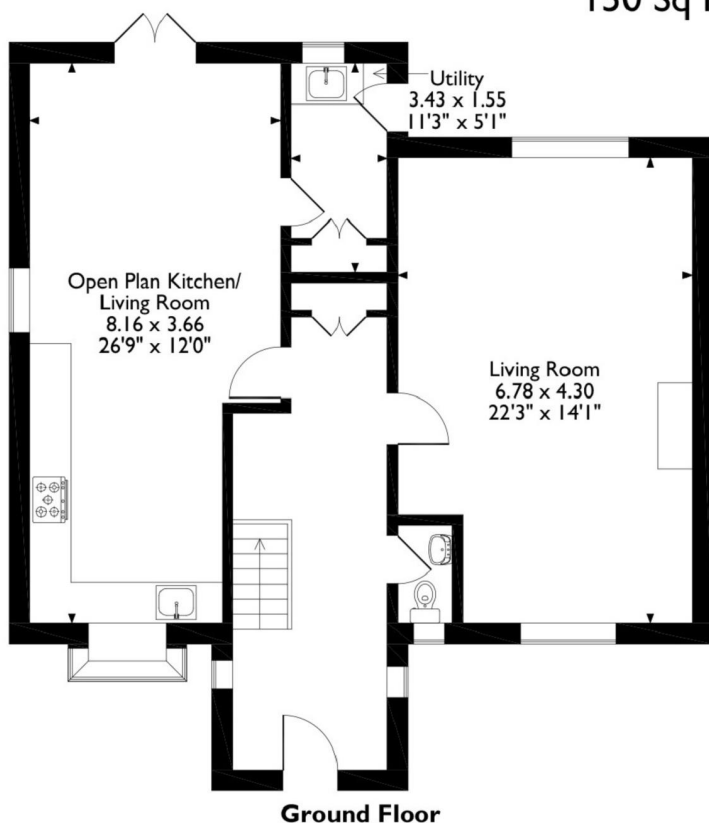
Entered by a welcoming reception hallway at the heart of the home lies a spacious and well-appointed kitchen with sizeable dedicated dining area, perfectly suited for both everyday living and entertaining. It is the hub of the home with a farmhouse style range of base and wall units, Belfast sink and inset lighting. A breakfast bar is incorporated within the attractive worksurfaces and provides an informal place to dine. We are advised that the Classic 110 Rangemaster range and Daewoo American style fridge freezer will remain in situ.

The dining area is large enough to accommodate a full-sized dining table, and there are French doors giving access to the garden.

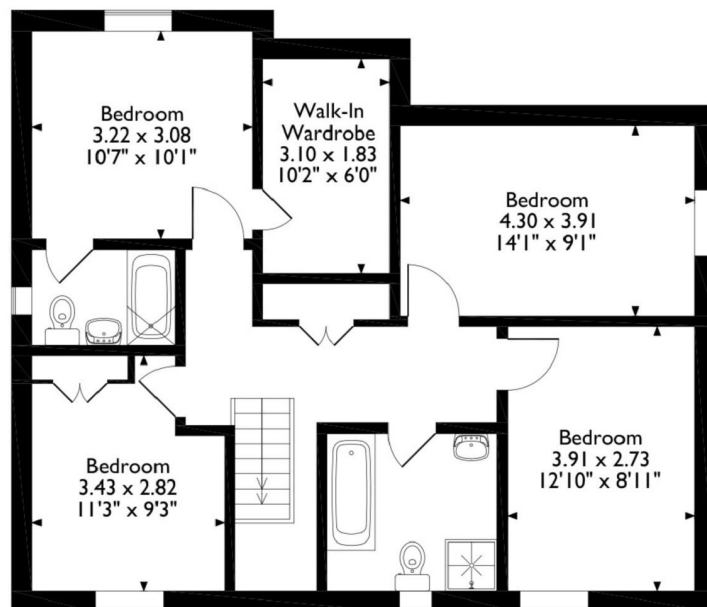
In addition, there is a separate, generously sized living room, providing a comfortable and versatile reception area ideal for relaxation, with the focal point being the characterful fireplace with inset log burner.

Practicality has also been carefully considered, with the inclusion of a separate utility room, with a convenient laundry chute and access to the central heating boiler, along with external access to the garden. Completing the ground floor is a cloakroom, fitted with a two-piece suite.

Greenacre, Five Lanes Caerwent, Monmouthshire  
Approximate Gross Internal Area  
150 Sq M/1615 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.

The first floor accommodates four well-proportioned double bedrooms, offering ample space for family members or guests.

The principal bedroom benefits from its own ensuite bathroom, fitted with a modern suite to include an oversized shower enclosure. The principal bedroom also benefits from a fantastic walk-in wardrobe, with bespoke hanging, shelving and drawer space.

The second bedroom also offers a double room with a fitted wardrobe, with bedrooms three and four also providing a similar layout with fitted storage.

Each room enjoys pleasant views over the surrounding gardens, reinforcing the sense of space and connection to the outdoors.

The family bathroom offers a modern four-piece suite to include a shower enclosure, with rain shower and separate bath, again with a fitted shower. Spot lighting and tiled walls and floor.

# STEP OUTSIDE



Externally, the property is approached by an attractive open canopied open porch area. Greenacre sits within approximately 0.28 acres of gardens, which wrap around the home and provide a high degree of privacy. Bordered by natural hedging and mature trees, the grounds create a peaceful haven with an abundance of wildlife. The gardens are predominantly laid to level lawn, offering a blank canvas for keen gardeners or those wishing to further landscape the space. A gravelled driveway provides off-road parking for up to four vehicles and leads to a lock up garage with side storage.

#### AGENTS NOTE:

The property is situated off a small lane, which we are advised is jointly owned and maintained by all three properties.

The property has oil fired central heating and private drainage.

## INFORMATION

Postcode: NP26 5PQ

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: C





## DIRECTIONS

From Chepstow take the A48 road passing St Pierre Golf & Country Club on the left-hand side and straight over at the roundabout, proceed on through Crick and bypassing Caerwent village. Proceed along the A48 and after four new build properties on the left-hand side turn left signposted Five Lanes. Follow the road around a sharp left bend and turn left signed "Shirefield". Proceed up this lane and the property is several hundred metres along on the left-hand side off a small lane.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92-100)	A		
(81-91)	B		
(69-80)	C	74	
(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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