

8 The Vineyard Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



8 The Vineyard Monmouth

Set in an elevated position in an exclusive, quiet cul-de-sac is this immaculately presented 4 bed executive family home enjoying panoramic south facing views over the town and surrounding countryside. Ideally located within walking distance of the town centre with its renowned school and amenities, the extensive and versatile accommodation is set over its two well-appointed floors. Private sweeping driveway, attached double garage and beautifully landscaped grounds and gardens totalling just over half an acre.

The property has a traditional modern construction faced in brick with inset double-glazed tilt and turn windows and part glazed uPVC doors set under pitched tiled roofs. Internal features include a contemporary fireplace, moulded architraves, wooden panelled doors, low voltage downlighters and a combination of carpeted and ceramic tiled flooring. A mains gas boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is through a uPVC door with glazed side panel into:

ENTRANCE HALLWAY:

"L-Shaped" with turning staircase, quarter landing, hardwood balustrading and turned newel posts up to first floor landing. Under stairs storage cupboard. Doors into the following:



STUDY: 3.01m x 2.26m (9'11" x 7'5")

Picture window to front.

LIVING ROOM: 5.66m x 3.89m (18'7" x 12'9")

An impressively proportioned principal reception room with picture window to back enjoying far reaching countryside views. A feature limestone fireplace, matching hearth and surround housing woodburner. Wide opening into:



DINING ROOM: 3.71m x 3.63m (12'2" x 11'11")

Door into entrance hallway and sliding patio door out to sun terrace enjoying garden views.



KITCHEN/BREAKFAST ROOM: 3.63m x 3.07m (11'11" x 10'1")

Picture window to back with far reaching countryside views. Kitchen units along three sides with laminate worktops and tiled splashbacks with inset one and half bowl stainless steel sink and side drainer and space for gas cooking range with concealed circulating fan over. A range of Shaker-style cupboards and drawers set under with space and plumbing for dishwasher. Matching wall mounted cabinets with display shelving. Wide opening into:



UTILITY ROOM: 1.50m x 3.76m (4'11" x 12'4")

Part glazed external door accessing sun terrace and garden. Laminate worksurface along one wall with a tiled splashback surround and inset stainless steel sink. A range of Shaker-style cupboards set under space and plumbing for washing machine/tumble dryer. Complementary wall mounted cabinets and recess for fridge/freezer.



LOUNGE: 4.58m x 3.71m (15'0" x 12'2")

Picture window to front with garden views.



CLOAK ROOM:

Frosted window to front. Suite comprising a low level WC and pedestal wash basin.

From entrance hallway up stairs to:

FIRST FLOOR LANDING:

Roof space access hatch with ladder access. Doors into the following:

**BEDROOM TWO: 4.57m x 3.73m (14'12" x 12'3")**

Picture window to front. Door into:

**EN-SUITE SHOWER ROOM:**

Frosted window to front. White suite comprising a low-level WC, pedestal wash basin and double width shower enclosure with mixer valve and head on adjustable chrome rail.



BEDROOM THREE: 3.78m x 4.70m (12'5" x 15'5")

Picture window to back with garden and townscape views.

BEDROOM FOUR: 3.64m x 3.71m (11'11" x 12'2")

Window to back with garden and townscape views.

FAMILY BATHROOM:

Frosted window to front. White suite comprising a low level WC, pedestal wash basin and bath with mixer taps. Built in cupboard housing water cylinder. Chrome ladder style radiator.

BEDROOM ONE: 5.52m x 3.87m (18'1" x 12'8")

A generously sized principal bedroom with picture window to back enjoying panoramic views of rolling Monmouthshire countryside. Opening into:



EN-SUITE BATHROOM:

Frosted window to front. A white suite comprising a low level WC, bidet, pedestal wash basin and bath with mixer taps. Tiling at dado height to all walls. Chrome ladder style radiator.



OUTSIDE:

The property is accessed from the cul-de-sac down a sweeping tarmac driveway leading to a spacious parking/turning area and: **ATTACHED DOUBLE GARAGE: 5.29m x 6.06m (17'4" x 19'11")**: Matching construction with a concrete base, up and over garage door to front and two windows to back. Wall mounted mains gas boiler. Power and light.

The front garden features a sloping lawned area bound by a low-level stone wall complemented with mixed hedge and well stocked herbaceous borders. To both sides, metal gates open up to the main garden and sun terrace which enjoy an outstanding aspect with panoramic south facing views over the town and countryside. This extensive landscaped garden is chiefly laid to lawn, gently sloping and bordered by wooden fencing and hedgerow with a variety of interspaced mature trees including a willow.

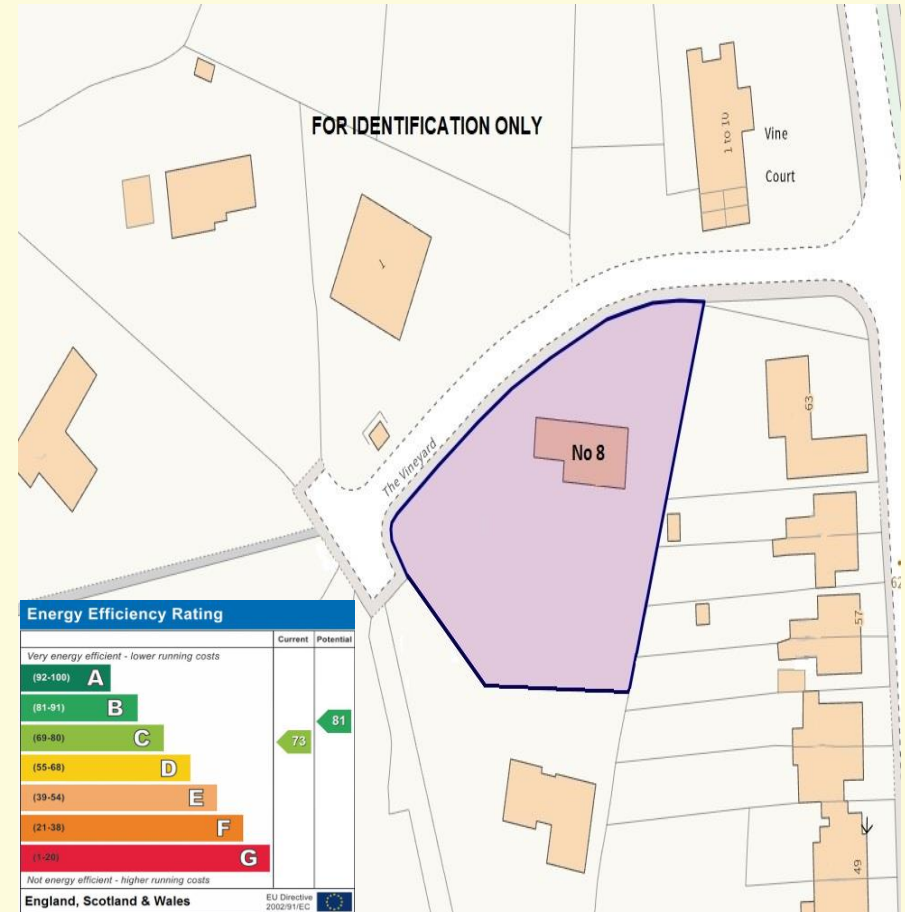


SERVICES:

Mains gas, electric and water. Private drainage. Council Tax Band H. EPC Rating C.

DIRECTIONS:

From our office in Monmouth proceed towards the traffic lights and turn left up Hereford Road. Pass the Haberdashers Girls School and take the first turning to your left into The Vineyard. Continue down this road and No 8 is the property on the left hand side.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

TOWN & COUNTRY PROPERTIES
 3 Agincourt Square, Monmouth NP25 3BT
 Telephone: 01600 772929
www.roscoerogersandknight.co.uk

Asking price of £865,000



Franchise Properties Ltd t/a Roscoe, Rogers & Knight
 Company Reg. No 3124596



Total area: approx. 224.7 sq. metres (2418.2 sq. feet)

