



WENTWOOD HOUSE

THE CAUSEWAY, UNDY, MONMOUTHSHIRE



WENTWOOD HOUSE

The Causeway, Undy, NP26 3EN

An Individually designed Large Detached Family
Village home suited to Multi Generational Living

3 Sitting Rooms ♦ 2 Kitchen/Breakfast Rooms

Dining Room ♦ 2 Studies ♦ Sun Room

Master Bedroom with En-suite and Dressing Room

6 Bedrooms ♦ 2 Bathrooms

Self Contained Annex suitable for people with limited
mobility

South facing garden Double Garage

Monmouth 13 miles ♦ Chepstow 12 miles
Bristol 25 miles ♦ Cardiff 24 miles
M4 Junction 7 miles
(All Distances are approximate)





Location

- ◆ Wentwood House is situated in a semi-rural position on the outskirts of a sought-after village of Undy within 100 yards of open countryside and near the wildlife Sanctuary and SSI of Magor Marsh, Severn Estuary and beyond
- ◆ Walking distance to the two local primary schools and Magor Village shop and local amenities
- ◆ Excellent commuting distance to Bristol, Cardiff and Newport, all with high-speed mainline railway stations at Severn tunnel junction.

Description of Property

- ◆ This is an excellent opportunity to acquire a unique stylish detached property which offer's multi generation accommodation
- ◆ Attractive large detached individual modern property with a detached double garage
- ◆ Constructed with an attractive face brick and rendered elevations.
- ◆ High quality hardwood double-glazed windows and doors and internal joinery
- ◆ Beautiful wooden oak strip flooring throughout the ground floor
- ◆ Security System incorporating entry alarms, motion and smoke detectors throughout the house
- ◆ Fully fitted kitchen and central-island, built in fridge freezer, halogen hob and oven
- ◆ Self Contained Annex with easy access Wet Room/Shower Room ideally suited for people with limited mobility.

Outside

- ◆ This property is approached through double gates onto a block paved driveway with ample parking for several vehicles
- ◆ Detached Double Garage with twin up and over doors
- ◆ To the rear of the garage there is a secluded area with access through double gates, which lends itself to be utilized for vehicle/caravan storage or garden sheds with potential to expand
- ◆ Attractive south facing private rear Garden which benefits from all day sun
- ◆ Garden designed for low maintenance up keep with separate areas used for alfresco dining, an attractive ornamental pond
- ◆ A variety of flowering plants, mature shrubs and an automatic watering system

Services

- ◆ Mains Electric, Gas Central Heating via 2 boilers, Private Drainage

Fixtures and Fittings: Only those items mentioned in these sale particulars are included in the sale. All other fittings are excluded but may be made available by negotiation

Tenure Freehold

Local Authority Monmouthshire County Council 01633 644644

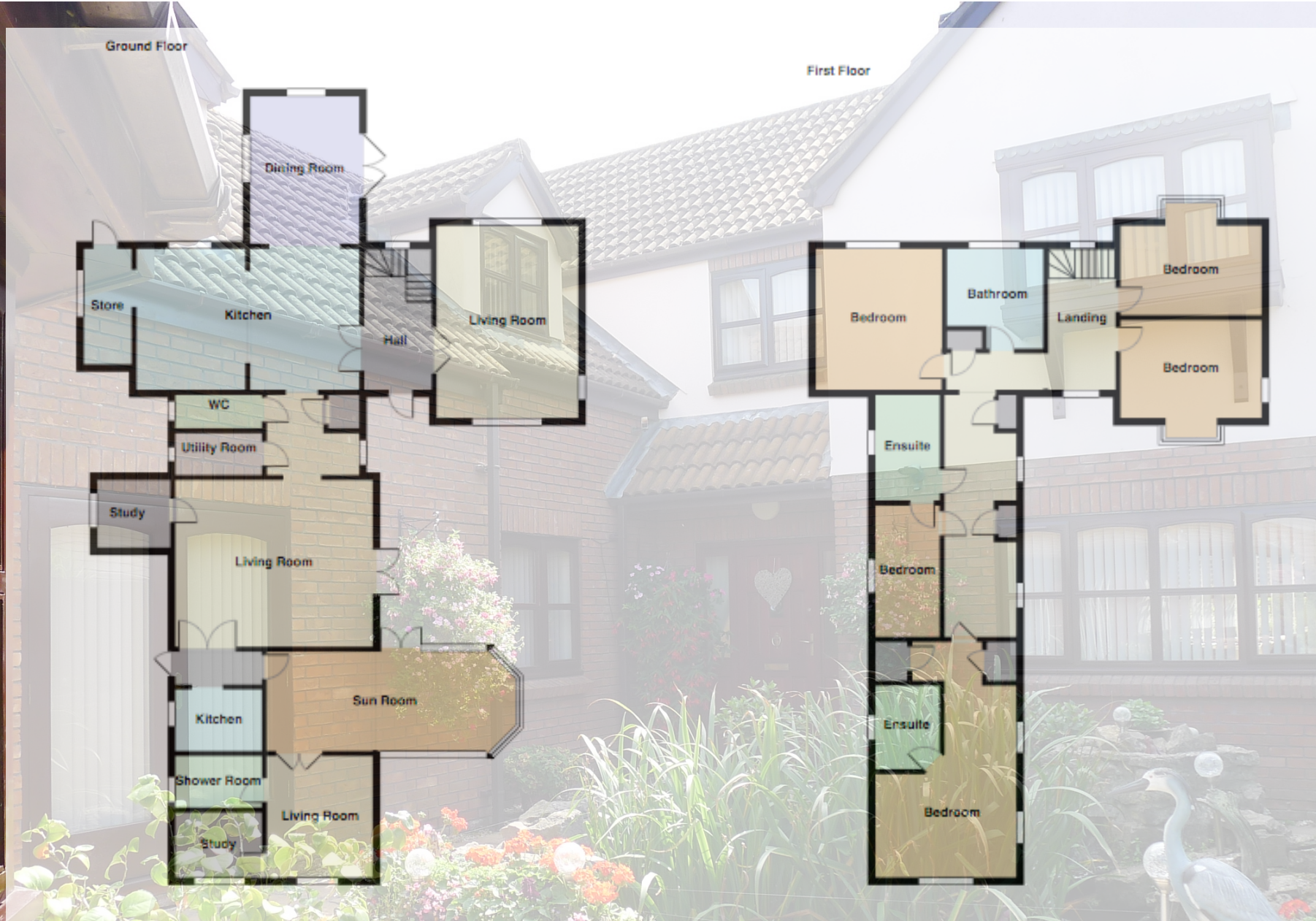
Council Tax Band H

Directions Postcode NP26 3EN

From Chepstow proceed to the Severn Bridge roundabout, take the 4th exit off onto the M48 heading towards Newport merge onto M4, Take the next junction off (23)A take first left for the B4245 exit for Magor and Caldicot. Follow down to the roundabout take the 3rd exit off onto Newport road heading towards Caldicot. Follow the road take the 4th turning on the right into the road signposted The Causeway follow over the railway line pass the Undy Athletic Club and the property is on the left hand side

Viewings

Strictly by appointment with the Sole Agents: Elstons Estate Agents



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Proclamation

The information contained in this brochure is for illustrative purposes only and must not be relied upon as a statement of fact. The photographs show only certain parts of the property as they appeared at the time when they were taken. Floor plans within this brochure are a sketch for illustrative purposes and are intended as a guide only. Areas, measurements and distances given are approximate only. Planning and building regulations or listed building consent; Any reference to alterations, or use of any part of the property does not mean that any of these have been obtained. We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and safety checks prior to operation, before finalising their offer to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			