DIRECTIONS

Proceed to the motorway heading towards Newport on the M48. Join the M4 and then take the first junction at Magor, proceed through Magor village towards Undy, turning left into Vinegar Hill. Proceed without deviation to the very top of Vinegar Hill where you will see the driveway entrance to Tree Tops on your right-hand side. What three words ///papers.chainsaw.retire

SERVICES

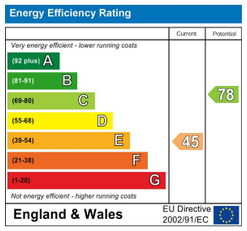
All mains services are connected to include mains gas central heating.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

TOTAL FLOOR AREA : 2947 sq.ft. (273.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

TREE TOPS, VINEGAR HILL, UNDY, CALDICOT, MONMOUTHSHIRE, NP26 3EJ

4 1 3 E

ASKING PRICE £669,950

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Tree Tops dates from 1902 and was built to a high standard with many interesting architectural features echoing its Edwardian character, and I'm pleased to note that these have been retained and kept in good order over the intervening years.

Particularly attractive design features are the ground floor reception rooms which have individual windows throughout with a variety of curved bays, French doors, rectangular bays, etc., adding to the charm that the property offers. Along with this, the property is well proportioned with high ceilings, three attractive reception rooms, good sized family kitchen with boot room and utility room and store room leading off, with four double bedrooms, updated shower room and en-suite WC. The detached garage is a useful feature and has a room above, lending itself for excellent home office or other purposes, all encompassed with attractive level gardens. The gardens are very generous and will no doubt suit a growing family, coupled with this it does offer superb potential for development, subject to necessary consent.

Being situated in Undy a range of local amenities are within a short walking distance including pubs, restaurants, local shop and primary school. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GARDENS AND GROUNDS

GARAGE
Detached garage with up and over doors, power and light, with access stairway to a large first floor room with flexibility for home office use, playroom, or guest accommodation, subject to necessary planning consent.

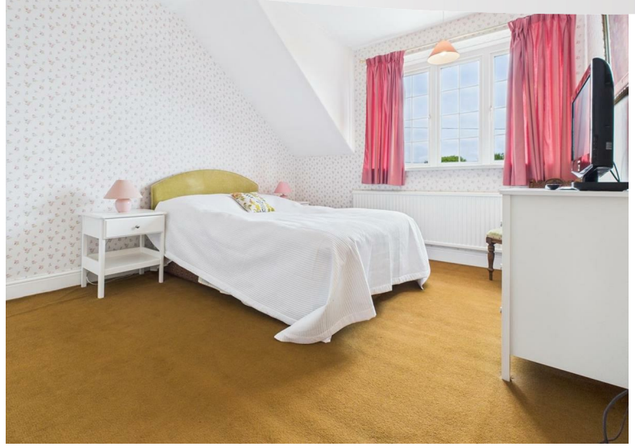
GARDENS
Tree Tops stands in attractive mature gardens, approached via its own private driveway terminating in the parking/turning area, with large gardens with flagpole to the side and to the front elevation. Extremely mature, extensive laurel hedging offering privacy to this level garden, with attractive ornamental fish pond.

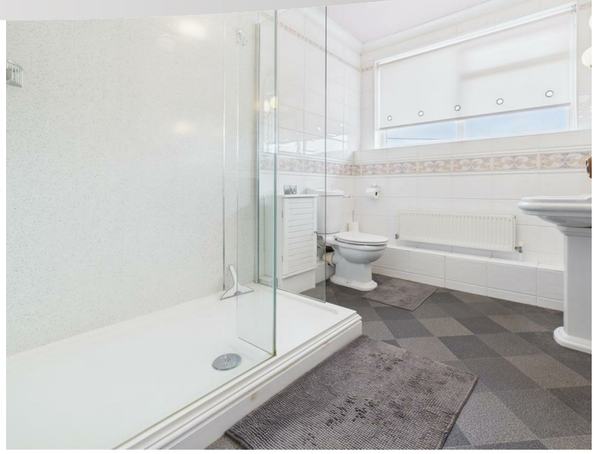
SERVICES
All mains services are connected to include mains gas central heating.

BEDROOM 4
4.32m x4.01m (14'2" x13'2")
A double bedroom with window to rear elevation. Cast iron fireplace and storage cupboard. Access to: -

EN-SUITE WC
With low-level WC and pedestal wash-hand basin.

FAMILY SHOWER ROOM
A spacious shower room appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with taps and a step-in double shower with overhead rainfall shower and hand-held shower attachment. Tiled walls. Window to rear elevation.





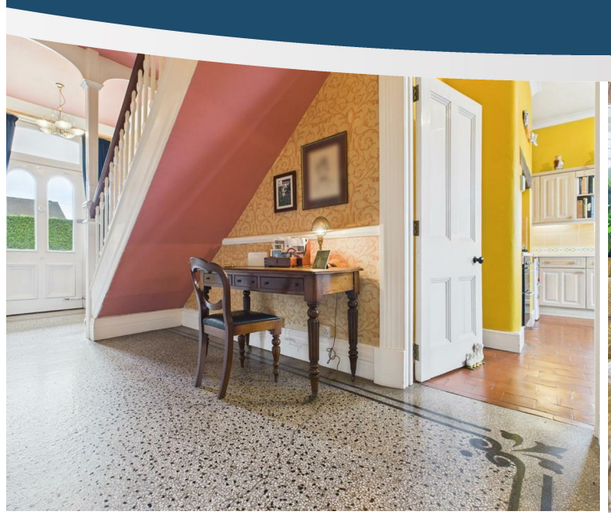
GROUND FLOOR

RECEPTION HALL
An impressive entrance having passed under the covered veranda into this lovely hallway with original terrazzo flooring and period staircase.

LIVING ROOM
5.64m x 4.32m (18'6" x 14'2")
A well-proportioned room with a curved bay window to side elevation and French doors to the front. Attractive fireplace.

SITTING ROOM
5.21m x 5.11m (17'1" x 16'9")
A very well-proportioned reception room with curved bay window to side elevation and feature angled window to front. Fireplace.

DRAWING/DINING ROOM
4.32m x 3.96m (14'2" x 13'0")
A spacious room with windows to rear elevation.

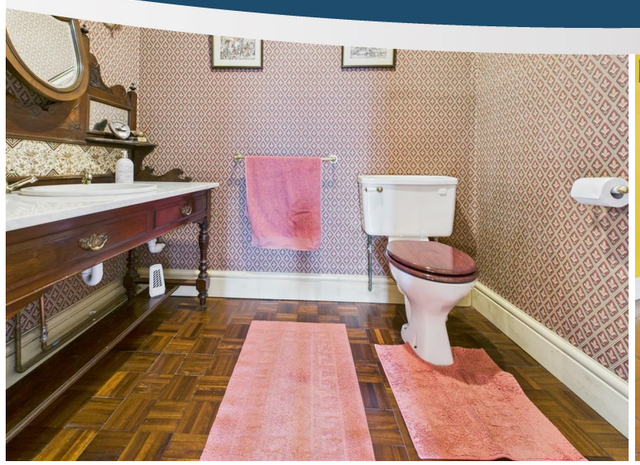
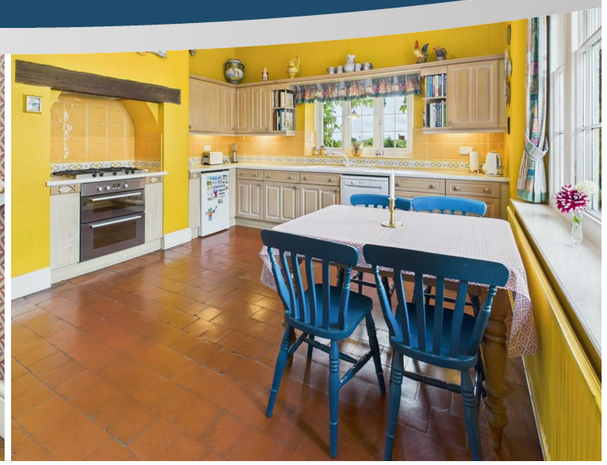


CLOAKROOM/WC
With low-level WC and Victorian-style washstand.

KITCHEN
4.32m x 4.01m (14'2" x 13'2")
Appointed with a matching range of base and eye level storage units with tiled splashbacks and ample work surfacing over. Inset one and a half bowl and drainer sink unit with mixer tap. Five ring gas hob with concealed extractor over and double oven below. Space for dishwasher and undercounter fridge (to remain). Windows to rear and side elevations. Quarry flooring.

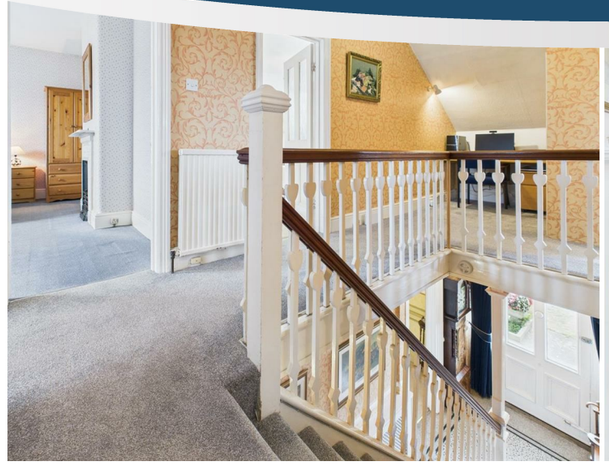
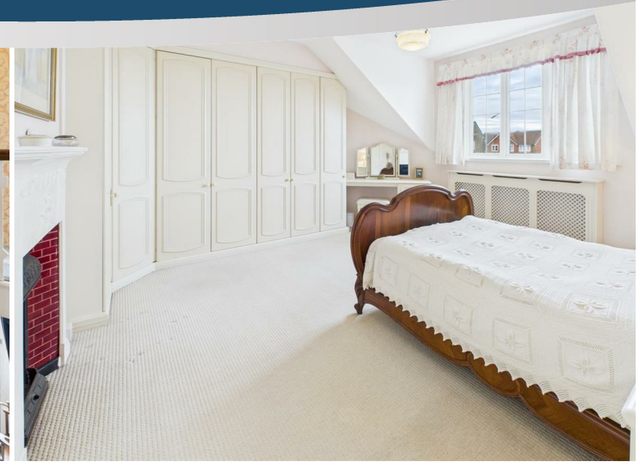
BOOT ROOM
Leading to: -

UTILITY ROOM
Large utility room appointed with a range of base and eye level storage units with ample work surfacing over and stainless steel sink unit with drainer. Space for washing machine and tumble dryer. Doors to rear garden and then on to the useful workshop.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1
4.55m x 3.96m (14'11" x 13'0")
The main bedroom located to the front with an attractive fireplace with reference to the build date of the property, good range of built-in bedroom furniture.

BEDROOM 2
4.55m x 4.32m (14'11" x 14'2")
A bright and sunny room with window to front elevation. Cast iron feature fireplace.

BEDROOM 3
4.32m x 3.96m (14'2" x 13'0")
A double bedroom with window to rear elevation. Cast iron feature fireplace.