



## DIRECTIONS

From our Chepstow Office, proceed up Moor Street, turning right onto the A48. At the St. Lawrence roundabout take the third exit and carry on along this road without deviation, taking the first exit at the next roundabout towards Caldicot. Proceed to the next roundabout taking the second exit onto the Caldicot by-pass and proceed along this road without deviation. Upon entering the village of Rogiet take the fifth left hand turn into Station Road, where following the numbering you will find the property on your right-hand side.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band E.

## TENURE - FREEHOLD

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

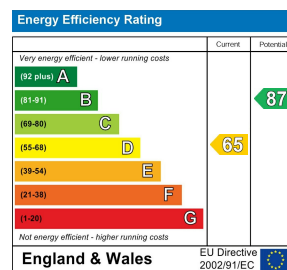
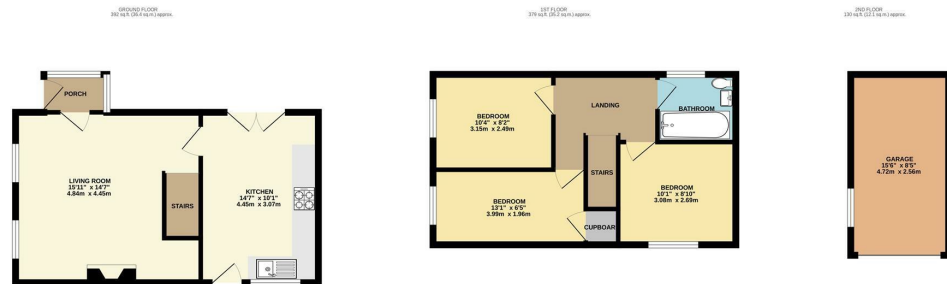


## NEW COTTAGE 10, STATION ROAD, ROGIET, MONMOUTHSHIRE, NP26 3UE



£295,000

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



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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 Metrepro (2020)

**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.



Moon and Co. are delighted to offer to the market this individual detached property, situated in the ever popular village of Rogiet, and being within a short walking distance to a sought after primary school, open village green and the Severn Tunnel Junction railway station. The property affords well-planned living accommodation arranged over two floors and briefly comprising to the ground floor: porch, well-proportioned lounge with feature wood burner and a fantastic open plan kitchen/dining room with French doors to rear. To the first floor there are two double bedrooms and a third single bedroom along with a family bathroom. The property further benefits private gated block paved driveway, a detached single garage and a low-maintenance fully enclosed rear courtyard garden enjoying a southerly aspect. The property is very well presented throughout and will no doubt suit a variety of markets to include professional couples in need of commute, with the train station being within walking distance as well as the motorway network being within easy reach, or indeed young families and of course the retired market seeking village life with a low maintenance garden. We strongly recommend arranging an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

PORCH

Front entrance door leads through to a very useful welcoming front porch with uPVC double glazing to the side and the rear aspect. Feature wooden latch door leads to: -

LOUNGE

4.85m x 4.45m (15'11" x 14'7")

A really well-proportioned reception room enjoying two feature windows to front elevation. Character freestanding wood burner with tiled hearth. Staircase to the first floor. Ceiling beam. Wood and latch door leads through to: -

KITCHEN/DINING ROOM

4.45m x 3.07m (14'7" x 10'1")

A fantastic open plan space perfect for everyday living, comprising an extensive range of fitted wall and base units with ample marble effect laminate worktop and tiled splashback. Inset one and a half bowl and drainer sink unit with mixer tap. Integrated full height fridge/freezer and integrated slim line dishwasher along with space and plumbing for washing machine. Four ring induction hob with extractor hood over and electric oven/grill below. Plenty of space for dining table and chairs. French doors leading out to the rear courtyard and a separate door leading to the driveway at the side of the property.

FIRST FLOOR STAIRS AND LANDING

Spacious split level landing area providing direct access to first floor rooms. Loft access point to a partially boarded loft.

BEDROOM 1

3.07m x 2.69m (10'1" x 8'10")

A good sized double bedroom with window to side elevation.

BEDROOM 2

3.15m x 2.49m (10'4" x 8'2")

A double bedroom with feature wood panelling to walls and window to the front elevation, enjoying open attractive views over parkland to the front.

BEDROOM 3

3.99m x 1.96m (13'1" x 6'5")

A single bedroom with window to front elevation with open views. Built-in airing cupboard with inset shelving and housing the Worcester gas combi boiler along with over stairs built-in storage cupboard

FAMILY BATHROOM

Comprises a three-piece suite to include panelled bath with mains fed shower over and glass screen, low-level WC and pedestal wash hand basin with chrome taps. Fully tiled walls and wood effect laminate floor. Frosted window to the side elevation.

OUTSIDE

GARAGE

4.72m x 2.57m (15'6" x 8'5")

The property is approached via double wrought iron gates electrically operated which leads to an attractive private block paved driveway providing parking for one vehicle and leads to the detached single garage with electric roller shutter door, power and light connected.

GARDENS

To the front bordered by low-maintenance garden areas laid to artificial lawn and stones, a range of attractive mature plants and shrubs. Artificial lawn leads around to the rear of the property where there is an attractive low-level stone wall and timber fencing, an area laid to stones which in turn leads to the far side of the property where there is a private paved courtyard area perfect for dining, entertaining and relaxing. Fully enclosed by timber fencing.

SERVICES

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

