

H & H

HOUSE & HOME
PROPERTY AGENTS



Vaynor House Grey Hill Court

Caerwent, Caldicot, NP26 5PJ

£825,000



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Description

Individually designed and meticulously maintained, Vaynor House offers stunning views over open farmland and beyond from both the ground and first-floor front elevations.

The well-designed property spans two floors and comprises a spacious reception hall, a contemporary kitchen with a breakfast room featuring an island, quartz work surfaces, and top-of-the-line integrated appliances. The kitchen opens up to a dining area with a full-height picture window capturing the expansive views. Adjacent to the dining area is a cosy family room with French doors leading to the landscaped rear garden. Additionally, the ground floor includes a living room with bi-fold doors opening to the garden, a WC, and a utility room. Off the utility room, the ground floor also offers access to a double garage, a study with stairs leading to a separate study area and a fifth bedroom, making this an ideal for dual family accommodation, as you could easily create a separate annex for relatives

On the first floor, you'll find the primary bedroom with a luxurious en-suite shower room, a second guest bedroom with an en-suite shower room, two more bedrooms, and a stylish family bathroom.

Outside, the property is approached by remote-controlled double wrought iron gates leading to the garage and driveway. The beautifully landscaped gardens feature an exposed sandstone outcrop seamlessly integrated into the garden design, along with a woodland area belonging to the property.

Conveniently located near the towns of Chepstow and Caldicot, Vaynor House offers easy access to a range of amenities, junior and comprehensive schools, as well as nearby train stations and motorway networks for commuting to larger towns and cities.

Reception Hall

19'02 max x 12'07 max (5.84m max x 3.84m max)

Approached via composite panelled door with double glazed inserts and complimentary side windows. Coved and plain ceiling with inset spotlighting. Tile floor with individual controlled underfloor heating. Home alarm control panel. Solid wooden stairs to first floor landing. Doors off.

Open plan Kitchen Dining Living Room

24'07 x 24'02 l-shaped measurement (7.49m x 7.37m l-shaped measurement)

Kitchen Area

Coved and plain ceiling with inset spotlighting and extractor fan. Fitted with a matching range of contemporary base and eye level storage units with soft close doors and drawers. Under pelmet lighting and kickplate lighting. Quartz work surfaces with tile splash backs. One and half bowl stainless steel sink and chrome mixer tap set into work surface. Built in fan assisted electric oven and microwave. Four ring induction hob with stainless steel extractor fan and lighting over. Built in fridge freezer. Integrated dishwasher. Breakfast island with quartz work surface and ample storage. Tile floor with underfloor heating. UPVC double glazed window to front elevation with views. Open to dining area.

Dining Area

Coved and plain ceiling. Continuation of tile floor with underfloor heating. Full height uPVC double glazed picture window to front elevation with views. Open to living area.

Family Room

Coved and plain ceiling. Continuation of tile floor with underfloor heating. UPVC double glazed french doors to rear garden.

Living Room

17'01 max to recess x 14'03 (5.21m max to recess x 4.34m)

Coved and plain ceiling with inset spotlighting. Bespoke storage and shelving TV unit. Under floor heating. UPVC double glazed window to rear elevation. Bi-fold doors to rear garden.

Ground floor W.C.

Coved and plain ceiling. Extractor fan. Wash hand basin and chrome mixer tap set over vanity storage unit. Low level W.C. with dual pushbutton flush. Tile floor with underfloor heating. Opaque uPVC double glazed window to rear elevation.

Utility Room

12'02 x 5'03 (3.71m x 1.60m)

Inset spotlighting and extractor fan to plan ceiling. Range of contemporary base and eye level units with soft close doors. Quartz work surfaces with tile splash backs. Single stainless steel wash hand basin with chrome mixer tap quartz work surfaces. Tile floor with underfloor heating. UPVC double glazed windows to front and rear elevations. Door to garage. Door to Study.

First Floor Stairs and Landing

Coved and plain ceiling with inset spotlighting. Access to loft inspection point. UPVC double glazed window to side elevation.

Primary Bedroom

14'07 x 14'01 (4.45m x 4.29m)

Coved and plain ceiling. Panelled radiator. Full height uPVC double glazed picture window to front elevation with views. Door to en-suite shower room.

En-suite Shower Room

Coved and plain ceiling with inset spotlighting and extractor fan. Fitted with a modern white suite and range of storage units. Wash hand basin and chrome mixer tap set over vanity storage. Low level W.C. with dual push button flush. Corner enclosure with mains fed shower. Fully tiled walls and floor. Chrome towel radiator. Opaque uPVC double glazed window to front elevation.

Guest Bedroom Two

12'07 x 12'03 (3.84m x 3.73m)

Coved and plain ceiling. Panelled radiator. UPVC double glazed window to rear elevation.

En-Suite Shower Room

Coved and plain ceiling with inset spotlighting and extractor fan. Wash hand basin and chrome mixer tap set over vanity storage unit. Low level W.C. with dual pushbutton flush. Step in enclosure with mains fed shower. Fully tiled walls and floor. Chrome towel radiator. Opaque uPVC double glazed window to side elevation.

Bedroom Three

17'2 max to recess x 11'01 (5.23m max to recess x 3.38m)

Coved and plain ceiling. Panelled radiator. UPVC double glazed window to rear. UPVC double glazed full height picture window to rear elevation.

Bedroom Four

12'07 x 11'09 (3.84m x 3.58m)

Coved and plain ceiling. Panelled radiator. UPVC double glazed window to front elevation with views.

Bathroom

Coved and plain ceiling with inset spotlighting and extractor fan. Fitted with a modern

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white suite and range of storage units. Wash hand basin and chrome mixer tap set over vanity storage. Low level W.C. with dual push button flush. Double ended bath with chrome mixer tap. Corner enclosure with mains fed shower. Fully tiled walls and floor. Chrome towel radiator. Opaque uPVC double glazed window to rear elevation.

Study

17'02 max x 8'07 (5.23m max x 2.62m)

Inset spotlighting to plain ceiling. Cupboard housing gas fired combination boiler. UPVC double glazed window to rear elevation. Composite panelled door with double glazed inserts to rear garden. Turn stairs to first floor.

First Floor Stairs and Landing

Office

20 including staircase x 8'07 (6.10m including staircase x 2.62m)

This area is currently being utilised as a craft room. Panelled radiator. UPVC double glazed window to rear elevation. Velux roof window to side elevation. Doorway to.

Bedroom Five

20' x 18'05 (6.10m x 5.61m)

This area is currently being used for storage but could be used as extra living space or as would suit your needs. Panelled radiator. UPVC double glazed window to front elevation with views.

Garage and Parking

2001 x 18'08 (6.12m x 5.69m)

Underfloor heating. Twin remote electric roller doors. Power points and lighting. UPVC double glazed window to side elevation. Door to utility room. The driveway is approached via double wrought iron remote electric gates and offers parking for approximately six vehicles.

Agents Note

The garage, two studies and bedroom five offer potential for conversion into a generous self contained annex for dual-family living or as a potential rental unit.

Gardens

Waynor House sits well within the meticulously kept, expansive landscaped gardens. The front garden boasts lush lawns with well-stocked beds and borders. There is also outside lighting and down lighting to the eaves of the main house and garage and an outside tap. At the rear of the property a spacious flagstone sun terrace, with outside lighting awaits for alfresco dining in the warmer months. An exposed sandstone rock formation is seamlessly integrated into the garden design and the beautifully

arranged beds showcase a variety of seasonal plants. Steps lead up to a large lawn and woodland area, featuring native plant species and a diverse array of shrubs, trees, and bushes. There is also an outside tap to the rear of the property. The owners of Waynor House frequently observe and appreciate the birds and wildlife that often visit the garden.

Material Information

Tenure - Freehold

Council Tax Band -G

Mains electricity. Mains Water. Private drainage. Internet access provided by Fast Wifi Wales.

Anti Money Laundering

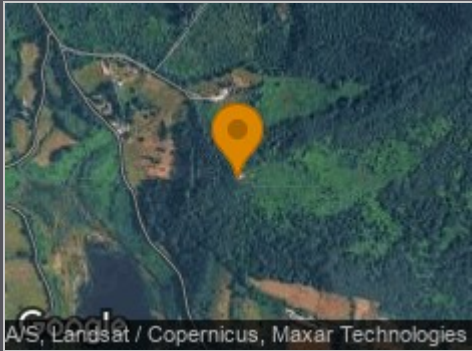
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.



Road Map



Hybrid Map



Terrain Map



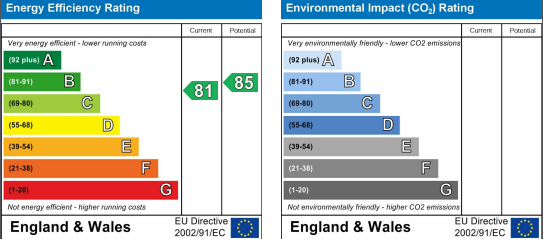
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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