



 6  3  4
Merton Green, Caerwent Caldicot
£640,000

 peter
alan

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About the property

Merton Green presents an attractive and deceptively spacious detached family residence, arranged over three floors and offering six bedrooms, set within a desirable development on the edge of the historic Roman village of Caerwent. Ideally positioned just off the A48, between Chepstow and Newport. The property provides excellent access to motorway links while enjoying the tranquillity of Monmouthshire's picturesque countryside, with an abundance of scenic walks and outdoor pursuits nearby.

Beautifully maintained by the current owners, the house is finished to a high standard throughout and benefits from a number of upgrades commissioned at the time of construction. These include granite kitchen work surfaces and an extended rear sitting room. Externally, the property enjoys a private, gated driveway leading to a double garage, together with gated side access and an attractive, low maintenance rear garden.

This executive five-bedroom home offers substantial and versatile living space. The ground floor comprises a welcoming reception hall, generous lounge, dining room, study, open-plan kitchen flowing through to the extended sitting room, utility room and cloakroom. The first floor provides four double bedrooms, including the principal suite with en-suite shower room, along with a well-appointed family bathroom. The top floor offers a versatile study/playroom/library area and two

Accommodation

Location

Enjoying a prime and private position within Merton Green, this exceptional family home combines modern convenience with a rich sense of place. Caerwent, founded by the Romans as the market town of Venta Silurum, remains one of the best-preserved Roman settlements in Europe, with the modern village thoughtfully developed around its remarkable historic ruins.

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Hallway

Ceramic tile flooring. Double doors to dining room, doors to kitchen, lounge, WC and study. Double doors to storage cupboard.

Dining Room

13' 6" x 9' 1" (4.11m x 2.77m)
UPVC double glazed window to front elevation. Two radiators.

Kitchen

14' 11" max x 12' 1" (4.55m max x 3.68m)
Fitted with an extensive range of high-quality base and wall units, the kitchen is complemented by granite worktops incorporating an inset sink with bowl and drainer. Appliances include a five-ring gas hob, integrated AEG double oven and microwave, integrated fridge freezer and dishwasher. A striking central island with breakfast bar provides both additional workspace and informal seating. Further





features include a contemporary-style radiator and ceramic tiled flooring. The kitchen opens seamlessly into the sitting room, creating an ideal space for modern living and entertaining.

Sitting Room

14' 11" x 9' 1" (4.55m x 2.77m)
Open from the kitchen, this additional reception space enjoys a bright and versatile layout with UPVC double-glazed French doors opening onto the rear garden, as well as matching French doors leading through to the lounge. Finished with ceramic tiled flooring and enhanced by a contemporary vertical radiator, the room provides an excellent link between indoor and outdoor living.

Utility Room

Fitted with a range of base units with laminate worktops incorporating a stainless steel sink and drainer. Plumbing for washing machine. Wall cupboards. Ceramic tile flooring. Double glazed door to rear.

Lounge

20' 1" x 12' 10" (6.12m x 3.91m)
UPVC double glazed window to rear elevation. Feature fireplace. Radiator.



Wc

Comprising close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Radiator.

Study

11' 3" x 9' 3" (3.43m x 2.82m)
UPVC double glazed bay window to front elevation. Radiator.

First Floor Landing

Doors to bedrooms, bathroom, airing cupboard and storage cupboard. Stairs to second floor. UPVC double glazed window to front elevation.

Family Bathroom

The bathroom is well appointed, comprising a shower cubicle, panelled bath, close-coupled WC and pedestal wash hand basin. The space is enhanced by a heated towel rail and benefits from an opaque UPVC double-glazed window to the rear, providing natural light while maintaining privacy.

Bedroom One

19' 2" x 14' 1" (5.84m x 4.29m)



UPVC double glazed windows to front, side and rear elevations. Radiator. Fitted wardrobes. Door to ensuite.

Ensuite

Comprising bath, double shower enclosure, close coupled WC and pedestal wash hand basin. Opaque UPVC double glazed window to the rear elevation. Tiled splashbacks. Extractor fan.

Bedroom Two

15' 6" max x 9' 6" (4.72m max x 2.90m)
Two UPVC double glazed windows. Radiator.

Bedroom Three

12' 6" x 9' 2" (3.81m x 2.79m)
UPVC double glazed window to front elevation. Radiator.

Bedroom Four

11' 11" x 9' 1" (3.63m x 2.77m)
UPVC double glazed window to rear elevation. Radiator.

Second Floor

Study Area/Playroom



13' 4" x 12' 2" max (4.06m x 3.71m max)
A useful and versatile area, currently utilised as a playroom, featuring UPVC double-glazed windows to the side and front elevations allowing for excellent natural light. The space is warmed by a radiator and provides access to the bedroom accommodation, offering flexibility to suit a variety of lifestyle requirements.

Bedroom Five

18' 3" x 15' 10" (5.56m x 4.83m)
UPVC double glazed window to front and rear elevations. Two radiators. Fitted wardrobes. Door to ensuite.

Ensuite

Comprising shower, close coupled WC and pedestal wash hand basin. Heated towel rail. Double glazed Velux to rear. Electric shaver point.

Bedroom Six

Two double glazed Velux windows to side. Door to storage cupboard.

Outside

Set on a notably generous plot, the property is approached via an impressive private gated entrance opening onto a spacious driveway providing ample off-road parking for multiple vehicles. The rear garden is fully enclosed and offers a high degree of privacy, thoughtfully designed to combine low maintenance with attractive outdoor living. A paved patio area provides an ideal space for alfresco dining and entertaining, leading onto a neatly maintained lawn. Raised vegetable planters add a practical and lifestyle-focused element, while established plants and shrubs enhance the borders and create year-round interest. Additional features include an external power point and gated access returning to the front of the property, ensuring both convenience and functionality.

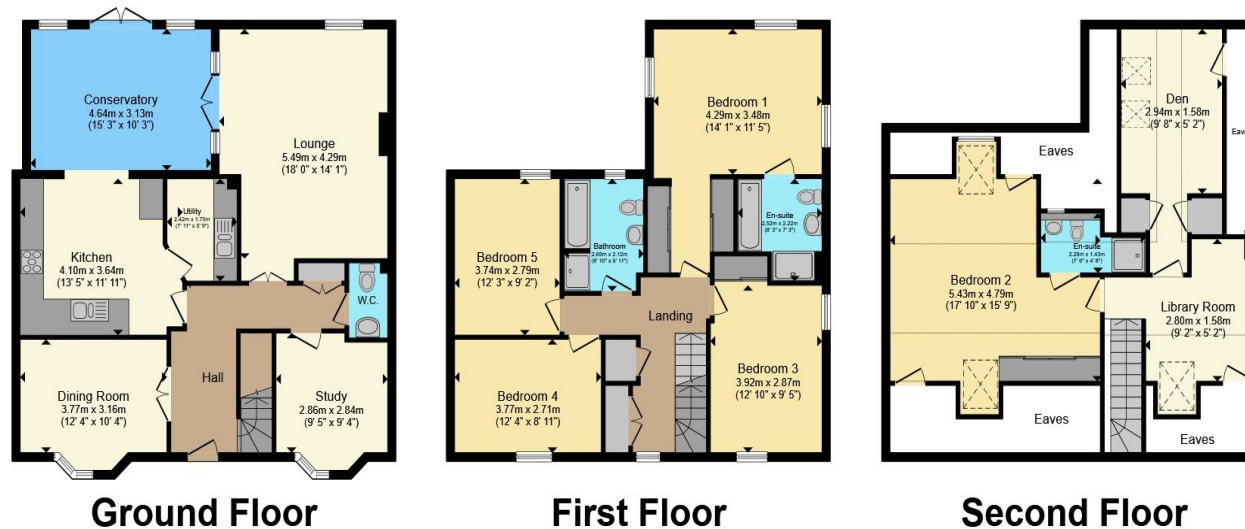
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



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Total floor area 232.3 m² (2,501 sq.ft.) approx

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