

Brooklands
Hereford Road, Monmouth





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This is a rare opportunity to acquire a unique and individually built modern 1930's styled 5 bed, elegant residence with a detached two storey self-contained guest suite set in mature landscaped gardens. Ideally located within walking distance of the town centre and the renowned schools, its elevated aspect provides excellent levels of light and fine views across the town and open countryside beyond. Purpose built to an extremely high standard in the late 1980s and has since been very tastefully remodelled with high quality fixtures, fittings and finishes throughout.

Constructed with cavity walls and finished in local hand-crafted bricks with inset hardwood double glazed wooden windows and doors all under plain clay tiled roofs. The majority of the internal woodwork is painted hardwood with natural oak panelled and part glazed doors as well as moulded joinery throughout. Mains gas fired central heating with thermostatically controlled radiators. There are coved ceilings, low voltage downlighters with touch operated light switches to most rooms.

The approach to the main entrance is up steps set under a high cloaked roof with raked boarded soffits and brick support pillars and featuring a full height bay window. Through a panelled front door with side panel into:

SPLIT LEVEL, RECEPTION HALLWAY: Approximately 5.43m x 4.95m (17'10" x 16'3")

Set within the three-sided bay window is the staircase with half landing and turned newels, balustrades, moulded handrails and oak treads leading to the first floor. Engineered oak boarded floors. Doors lead into the following;



CLOAKROOM:

East facing window. White contemporary suite comprising low level WC, Althea square basin set into vanity unit with illuminated mirror set in recess above. Built in storage cupboard with drawers and consumer unit. Black ceramic tiled floor and vertical panelled radiator.

DRAWING ROOM: Approximately 6.96m x 5.41m (22'10" x 17'9")

East facing feature bay window overlooking the garden, south facing "L" shaped glazing with windows overlooking the split-level covered patio. White polished stone fireplace and mantle with inset multi-burner and raised black slate hearth.



SITTING ROOM: Approximately 4.98m x 3.96m (16'4" x 13')

Part glazed door and window out to patio and west facing picture window with garden views. Recessed book shelves, TV housing, fireplace opening and engineered oak floor.



DINING ROOM: Approximately 4.57m x into bay 4.57m (15'4" x 15'4")

West facing bay with a pair of doors out to the sun terrace and garden. Victorian fireplace with slate hearth and inset feature floral tiled panels. Oak boarded floor. Oak steps to opening up to:



OPEN PLAN KITCHEN/BREAKFAST ROOM: 6.60m x 4.95m (21'8" x 16'3")

West facing picture window and feature bay window with attractive garden views and window to side. Extensive range of luxury German "Hacker" panelled dove grey fronted cupboards and drawers set under polished granite work tops with upstands and ceramic tiling above incorporating a peninsular bar and island unit with inset double bowled stainless steel sink with extendable mixer tap and Siemens five ring hob. Glass fronted doors to matching dresser with built in wine rack and a further full height matching bank of tall units with integral Siemens double ovens, grill, microwave, coffee machine, fridge and freezer and fully shelved pantry cupboard. Built in dishwasher. White ceramic tiled floor throughout. Door into Reception Hallway and door into;



UTILITY ROOM: Approximately 3.96m x 2.50m (13" x 8'2")

Three east facing windows. "L" shaped matching units and granite tops with upstands and ceramic tiling with inset single bowl stainless steel sink and extendable mixer tap. Plumbing for a washing machine, dishwasher and space for a tumble drier. Tall cupboard housing larder fridge and wall units housing a Valiant Combi mains gas boiler providing domestic hot water and central heating. Matching floor tiles.



HALLWAY LINK:

Internally accessed from the Kitchen/Breakfast room linking the NORTH WING. Two west facing part-glazed doors leading out to a patio area, east facing window and part glazed panelled door out to the front drive. Sliding doors into cloaks cupboard with hanging rail. Roof access trap.



From **RECEPTION HALLWAY** up staircase to; **'U' SHAPED, SPLIT LEVEL, GALLERIED LANDING:** With matching balustrading and handrails. Access to roof space. Pair of doors with activated light into: **WALK IN AIRING CUPBOARD:** Seven slatted shelves, high capacity hot water tank with heat exchanger.

Panelled doors lead into the following:

PRINCIPAL BEDROOM SUITE: Approximately 6.91m x 3.58m (22'8" x 11'9")

South and east facing windows. Walk-in wardrobe with drawers, shelves and hanging rail. Part raked ceiling and doors at low level into useful eaves storage.



EN SUITE BATHROOM:

East facing window. White contemporary suite comprising; low level WC, square basin set into vanity unit with drawers and illuminated mirror over. Pegasus whirlpool bath with mixer taps. Shower cubicle with pivot door, mixer valve and head on adjustable rail. Ceramic tiling to walls and floor. Chrome ladder radiator.



BEDROOM 2: Approximately 5.00m x 3.86m (16'5" x 12'8")

West facing window with attractive town and countryside views. Double doors into wardrobe. Door into:



EN-SUITE SHOWER ROOM:

White contemporary suite comprising; Walk in shower with glazed screen and mixer valve with head on adjustable rail. Low level WC and square bowled vanity unit with curved drawers and illuminated mirror over. Raked ceilings and low-level feature lighting. Ceramic tiling to floor and walls. Panelled radiator.



BEDROOM 3: Approximately 4.52m x 3.99m (14'10" x 13'1")

West facing window with far reaching views. Part raked ceiling. Built in wardrobe with shelves and hanging rail.



FAMILY BATHROOM:

East facing triangular shaped window. White contemporary suite comprising; low level WC, pedestal basin with illuminated mirror over. Bath with tiled sides. Corner set shower unit with pivot door and mixer valve with head on adjustable rail. Ceramic tiling to walls and floor.



BEDROOM 4: Approximately 3.66m x 4.50m (12'0" x 14'9")

East facing window.



BEDROOM 5: Approximately 4.52m x 3.73m (14'10" x 12'3")

West facing window with attractive views, built in double wardrobe with shelves, hanging rail and cupboard above.

EN-SUITE SHOWER ROOM:

West facing window. White contemporary suite comprising; low level WC, pedestal rectangular basin with illuminated mirror over. Corner shower unit with sliding curved doors and mixer valve with head on adjustable rail. Ceramic tiling to walls and floor.

NORTH WING:

From the **LINK HALL** doors lead into the following;

SHOWER ROOM:

Window to side with frosted glass. White suite comprising low level WC, wall mounted basin with illuminated mirror over. Corner set shower unit with curved sliding doors and mixer valve with head on adjustable rail. Ceramic tiling to walls and floor. Chrome ladder radiator.

SITTING/LEISURE ROOM: Approximately 5.38m x 5.21m (17'8" x 17'1")

East facing window and a pair of west facing part glazed doors out to paved terrace. Space and provision for services for kitchen to be fitted. Cupboard housing consumer unit and services. An open staircase with square balustrades and newels leading up to;



BEDROOM/HOME OFFICE: Approximately 5.54m x 5.44m (18'2" x 17'10")

East and west facing windows with garden and countryside views. Part raked ceilings. Roof access trap.



OUTSIDE:

From the shared sweeping drive this impressive house is set on the right-hand side with a wide-open plan tarmac drive providing extensive parking. The drive extends along the back of the property to the self-contained detached GUEST ANNEX: The beautifully landscaped gardens to the front have extensive natural stone paved and sculpted lawned sun terraces complimented by well-stocked flower and rose beds with established shrubs all set behind a well-established hedgerow with interspaced trees at the front providing excellent levels of privacy. On the south side of the property is a unique split-level stone paved sun terrace set under the first floor. Behind the house, a gently sloping low maintenance garden area with planted shrubs. At the far end of the house is more stone paving and a path leading to a concrete base suitable for an outbuilding, greenhouse or place for growing vegetables. From an "L" shaped paved terrace a part glazed, hardwood external door leads into;

DETACHED SELF-CONTAINED GUEST ANNEX:

Formally a double garage it is set on two floors and is constructed in matching materials. It has been tastefully converted to create the following;

OPEN PLAN LIVING ROOM/KITCHEN: Approximately 5.80m x 5.88m (19'0" x 19'3")

Two windows to front. Along one wall is a worktop with inset single drainer sink and electric hob. Cupboards and drawers set under with matching wall unit. Door into;



SHOWER ROOM:

White suite comprising; low level WC, pedestal basin and corner shower with curved doors and head on adjustable rail. Cupboard housing electric domestic hot water heater.

Stairs with square balustrades and newels leading up to;

GALLERIED BEDROOM: Approximately 3.43m x 5.91m (11'3" x 19'5")

Two west facing roof lights set into raked ceilings. Part glazed door at back out to wooden external staircase. Storage recess.



SERVICES:

Mains water, electricity and private drainage. Gas fired central heating, BT subject to regulations. Local authority: Monmouthshire County Council Tax Band I, EPC Rating C.

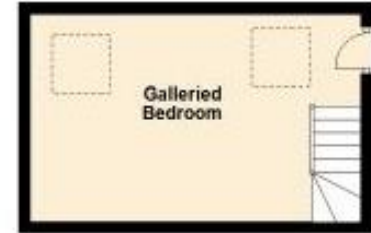
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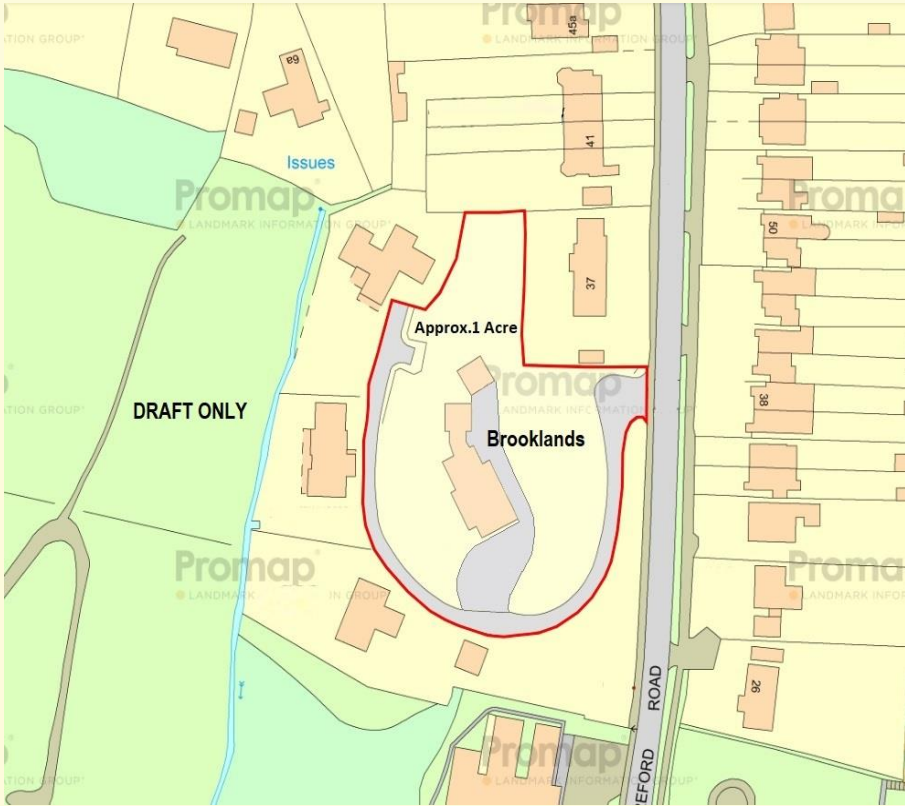
From the office go along Priory Street to the traffic lights and turn left up the Hereford Road. Pass under the foot bridge of the Haberdashers' School for Girls and turn next left into a splayed entrance that has been formed within a faced brick wall and then down the shared driveway. Brookland House is on the right.

Asking price of £1,650,000 Freehold



Total area: approx. 450.1 sq. metres (4845.0 sq. feet)





Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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