

**4 Clearview
The Narth, Monmouth**



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Town and country properties



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Clearview, The Narth, Monmouth

A rare opportunity to acquire a substantial 4-bedroom, architecturally designed family home with a versatile layout, having bright and spacious rooms throughout its 2 floors. Located in this popular hamlet on the south side of Monmouth it is centrally set within its spacious 0.38-acres plot having beautifully maintained grounds and gardens with private drive and detached double garage. providing excellent levels of privacy. The property is in need of modernisation.

Asking price of £725,000 Freehold

Originally built in 1988 with a painted rendered exterior and inset wooden-framed triple-glazed windows and doors set under pitched tiled roofs. Internal features include vaulted ceilings, part glazed and panelled doors, and quarry tiled flooring. An oil-fired central heating system provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front garden, through a part glazed wooden door with matching side panel into:

ENTRANCE PORCH: 1.95m x 1.73m (6'5" x 5'8")

Door into:

INNER HALLWAY:

Turning staircase with quarter landing, hardwood balustrading, and handrail up to First Floor Galleried Landing. Doors into the following:

LIVING ROOM: 4.63m (max) x 6.47m (15'2" x 21'3")

Triple aspect windows with far-reaching garden views. Exposed brick open fireplace with matching hearth. Secondary door into garden room.

SNUG: 4.25m x 3.53m (13'11" x 11'7")

Bay window to front and window to side.

CLOAKROOM:

Window to side. Low-level W.C and wall-mounted wash basin with tiled splashback surround.

STUDY: 2.94m x 2.48m (9'8" x 8'2")

Dual aspect windows to front and side. Fitted shelving along one wall.

DINING ROOM: 6.15m x 3.46m (20'2" x 11'4")

Bay window to back and window to side with pretty views of the garden and sun terrace. A pair of doors into:

GARDEN ROOM: 2.78m x 2.25m (9'1" x 7'5")

Glazed on four sides with French doors with matching side panels to back out to sun terrace with secondary door into living room. From Dining Room, wide opening into:

KITCHEN: 2.43m x 3.63m (7'12" x 11'11")

Windows to side and back with attractive garden views. "L-shaped" laminate work surfaces with tiled splashback surround, inset one and a half bowl stainless steel sink, and Neff four-ring electric hob with concealed circulating fan over. Wooden panelled cupboards and drawers set under with wine rack and space and plumbing for dishwasher. Matching tall unit housing oven and grill. Complimentary wall-mounted cabinets with display shelving. Door into:

UTILITY ROOM: 2.43m x 2.46m (7'12" x 8'1")

Window to side. Laminate worktop with inset stainless-steel sink and tiled splashback surround. Wooden panelled cupboards set under and complimentary tall unit. Space for fridge/freezer and plumbing for washing machine and tumble dryer. Consumer unit at high level. Oil-fired Worcester boiler. Door into:

BOOT ROOM:

External door and window to side elevation. Door into entrance hallway.

From the first-floor landing up turning staircase with quarter landing to:**FIRST FLOOR GALLERIED LANDING:**

A spacious galleried landing with feature triangular and full-height gable window to two sides and two skylights to back. Double doors into airing cupboard with wooden slatted shelving along three walls. Doors into the following:

FAMILY BATHROOM:

Frosted dormer window to side. White suite comprising a low-level W.C, pedestal wash basin, and bath with shower head over on adjustable rail.

BEDROOM FOUR: 3.12m x 2.89m (max) (10'3" x 9'6")

Vaulted ceiling with window to front.

BEDROOM TWO: 2.78m x 4.25m (9'1" x 13'11")

Vaulted ceiling with window to side. Integrated wardrobe with hanging rail, shelving, and ample storage.

BEDROOM THREE: 3.09m x 2.62m (10'2" x 8'7")

Dormer window to side.

BEDROOM ONE: 6.02m x 3.43m (19'9" x 11'3")

An incredibly spacious principal bedroom with windows to side and back offering far-reaching garden views.

EN-SUITE BATHROOM:

Frosted dormer window to side. Suite comprising a low-level W.C, bidet, pedestal wash basin, and bath with mixer tap and shower head over.

OUTSIDE:**DETACHED DOUBLE GARAGE:**

The property is approached via a sweeping tarmac driveway leading to a parking/turning area with space for multiple vehicles and accessing: **DOUBLE DETACHED GARAGE:** Matching construction with a concrete base and up and over garage door to the front all under a pitched tiled roof. Power and light. Set proudly in the centre of its 0.38 acres of landscaped grounds, a paved pathway wraps around the perimeter of the property opening up to a spacious sun terrace, adjacent to the kitchen and ideal for alfresco dining and entertaining. Set behind, an extensive "L-shaped" lawned area with interspaced trees enclosed on all sides by herbaceous borders and mature hedgerow.

SERVICES:

Mains water and electric. Oil central heating system and private drainage. Council Tax Band H. EPC Rating D.

DIRECTIONS:

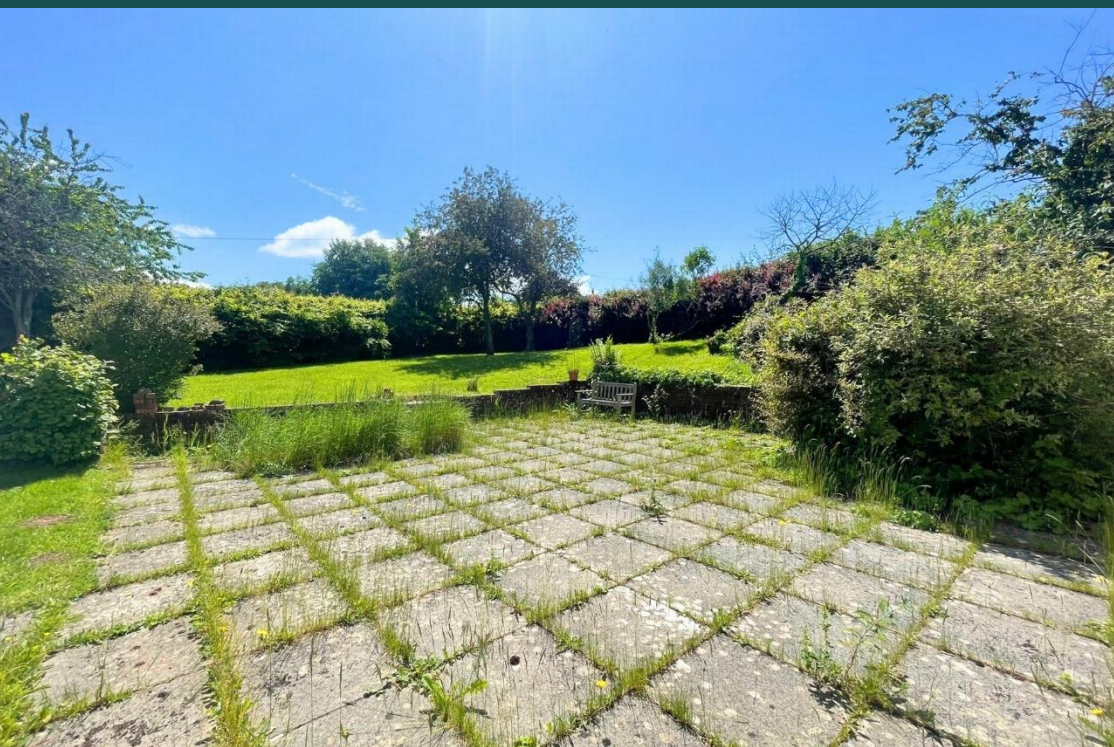
From Monmouth take the B4293 signposted Trellech and Chepstow, pass the turning for Penallt and over the brow take the left turning signposted 'Whitebrook and The Narth'. At the small crossroads turn right into The Narth and follow the road through the village. Turn right into Narth Lane and continue straight for approximately 0.2 miles. Take the right turning into Clearview and 4 Clearview is the first property on the right.

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.









Total area: approx. 226.9 sq. metres (2442.3 sq. feet)

