

**Windrush**  
**96 Hereford Road, Monmouth**



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



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## Windrush Hereford Road, Monmouth

A rare opportunity to acquire a classic and very stylish 1950s family home high on the sought after Hereford Road. Detached and standing on a large plot with 4/5 bedrooms with outstanding countryside views. Carefully and tastefully upgraded enhancing its wealth of original features, with easy access to the renowned schools, the theatre/cinema, library and many other amenities. Beautifully landscaped front and back gardens and an attractive gated driveway with parking for multiple vehicles accessing the garage and workshop.

### Asking price of £775,000 Freehold

Traditional modern construction with a rendered and red brick exterior, inset UPVC double glazed windows and doors all set under a pitched tiled roof. The attractive layout has well-proportioned rooms throughout with many original and quality features including; herringbone parquet oak boarded and Mandarin Stone Limestone flooring, stripped pine panelled doors, moulded skirtings, architraves, coved ceilings and an ornate stone fireplace. A gas fired boiler provides domestic hot water and heating to radiators throughout. Solar PV Panels on a FIT generation tariff until 2036, providing approximately £1,600 per annum. Superfast fibre broadband.

**The entrance is via a part glazed front door under a feature portico entrance into:**

**ENTRANCE HALLWAY:**

Window to front. Turning staircase with oak panelled balustrading up to first floor with cupboard under. Doors into the following:

**SHOWER ROOM:**

Obscured glazed window to side. Modern white suite comprising a low-level WC, pedestal wash basin and corner shower with curved, sliding shower doors and thermostatic shower valve and shower head. Chrome towel rail. Travertine tiling up to dado height.

**LOUNGE: 6.54m (max) x 3.90m (21'5" x 12'10")**

Window to back elevation with far reaching garden views. Feature open fireplace with cast iron inset and Bath stone surround set on a tiled hearth. French doors opening into:

**CONSERVATORY: 5.40m x 2.91m (17'9" x 9'7")**

Low level red brick construction with glazing over and double doors opening into garden enjoying the attractive south/east facing countryside views. Secondary double doors into Lounge.

**KITCHEN/DINING ROOM: 6.76m x 4.40m (22'2" x 14'5")**

Window to front and French doors with glazed side panels into Conservatory. "L-shaped" Corian worktops with inset one and a half bowl sink and four ring electric hob with stainless steel extraction hood over. A range of wooden panelled cupboards and drawers set under with space for dishwasher. Complimentary central island with cupboards set under and tall unit housing Neff oven and grill. Bespoke fitted coffee station with display shelving and tall unit housing fridge/freezer.

**UTILITY:**

External glazed door out to back garden. Wall mounted Worcester gas fired boiler providing central heating and domestic hot water. Corian worktop with inset stainless-steel sink and cupboards sets under. Tall unit and complimentary wall mounted cabinets. Doors into:

**GARDENER'S WC:**

Window with frosted glass to front. Low level WC and wash basin.

**ATTACHED GARAGE AND WORKSHOP: 10.00m x 3.30m (32'10" x 10'10")**

An impressively proportioned garage/workshop with up & over garage door to front and window to back. Laminate worktop with cupboards and drawers set under and matching wall units. Power and light.

**FIRST FLOOR LANDING:**

Two windows to front. Hardwood flooring with central runner. Loft access hatch with ladder. Airing cupboard with hot water tank. Doors into the following:

**BATHROOM:**

Obscured glazed window to side. Modern suite comprising a low-level W.C, wash basin, walk-in double shower enclosure with glazed screen, mixer valve and chrome shower head. Chrome towel rail. Marble tiling up to Dado height.

**BEDROOM ONE: 3.90m x 3.60m (12'10" x 11'10")**

Dormer window to back with panoramic countryside views. Two built in wardrobes with hanging rails.

**BEDROOM THREE: 3.90m x 2.06m (12'10" x 6'9")**

Dormer window to back with panoramic countryside views. Built in wardrobe with hanging rail.

**BEDROOM TWO: 3.91m (max) x 4.42m (12'10" x 14'6")**

Dormer window to back with panoramic countryside views. Built in wardrobe with hanging rail.

**BEDROOM FOUR: 3.18m x 2.53m (10'5" x 8'4")**

Dormer window to front. Built in wardrobe with hanging rail. Door into:

**BEDROOM FIVE/OFFICE: 4.08m x 2.89m (13'5" x 9'6")**

Large dormer window to front. Restricted ceiling height.

**OUTSIDE:**

The gated private driveway at the front has a key block parking area for multiple vehicles together with a beautifully landscaped garden interspaced with mature trees and shrubs, with a central lawn area with a large ornamental pond. To the side is a large greenhouse and wooden garden shed. The extensive, enclosed back garden has two attractive paved terraces, with a spacious paved seating area taking full advantage of the far reaching panoramic countryside views. The lower terrace has a flat lawned area surrounded by an attractive variety of shrubs and mature trees and raised flower beds. A gravelled section is divided by a picket fence used as a compost and potting area with well stocked herbaceous borders.

**SERVICES:**

Mains gas, electric, water and drainage. Solar panels. EPC Rating C. Council Tax Band G.

**DIRECTIONS:**

From the town centre go along Priory Street and turn left at the traffic lights up the Hereford Road. Pass under the Haberdashers' School for Girls pedestrian bridge and just after the two spine roads on your left the property will be seen set back on the right-hand side, with its sign; Windrush, No 96.

**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.







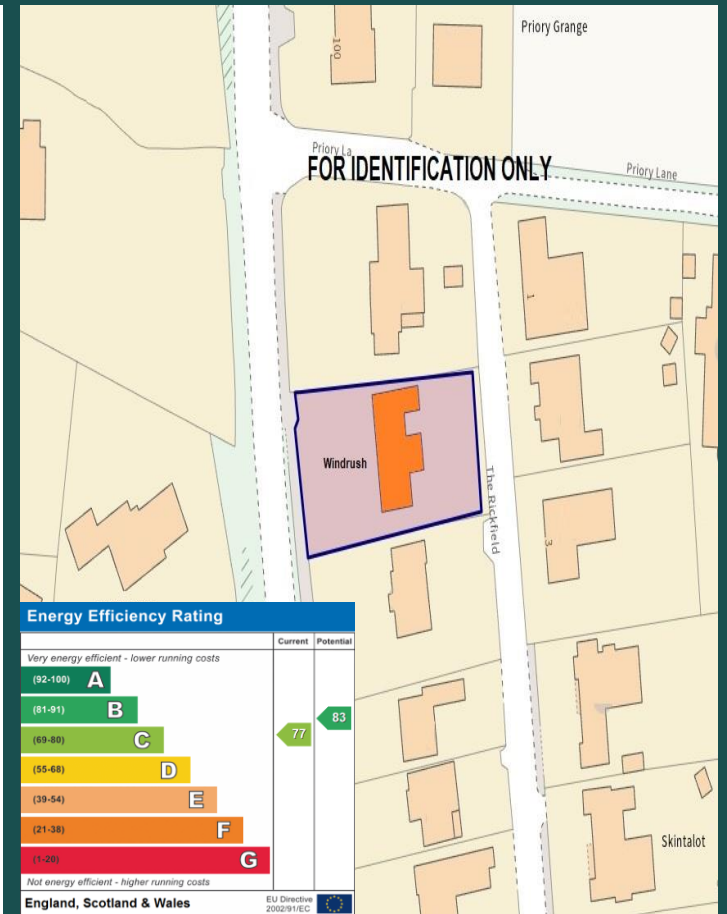
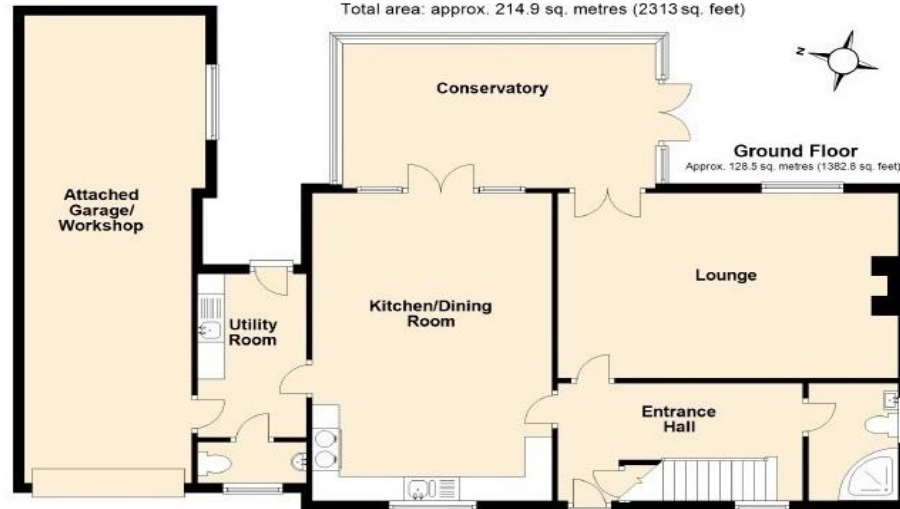
Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)



Total area: approx. 214.9 sq. metres (2313 sq. feet)



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