

**Blue Door**  
**Primrose Green, Raglan**









# Blue Door

## Primrose Green, Raglan

Occupying an extensive level plot in a desirable village location, this luxurious and architecturally designed five-bedroom family home has stylishly presented accommodation throughout, with a wealth of quality fixtures and fittings and a seamless blend of indoor-outdoor living space. Newly built by the current owners in 2019, enjoying excellent levels of natural light with a galleried mezzanine landing and state-of-the-art control system enhancing the convenience and comfort of the home. Beautifully maintained rear gardens, integral double garage, and ample off-road parking.

Traditionally constructed with a K Rend exterior and inset contemporary double-glazed aluminium windows and doors set under pitched slate roofs. Internal features include but are not limited to high raked ceilings, oak doors, low voltage downlighters, two decorative inset wood burning stoves, ceramic tiled flooring. An air source heat pump supplies domestic hot water and underfloor heating to the ground and first floors. The main entrance to the property is from the gravelled drive through a part-glazed front door with feature glazing and matching side panels into:

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### **ENTRANCE HALLWAY:**

Staircase with oak newel posts and feature glass panel up to the first-floor galleried landing. Doors into the following:

### **CLOAKROOM:**

Frosted window to the front. Suite comprising a low-level W.C. and floating vanity unit with inset wash basin and tiled splashback surround. Extraction fan at a high level.

### **SITTING/DINING ROOM: 5.85m x 4.32m (19'2" x 14'2")**

An impressively proportioned formal reception room with vaulted ceiling and four skylights to the side. Dual French doors opening up to the front enjoying excellent levels of natural light. Inset wood burning stove.





**UTILITY ROOM:**

Window and secondary door to the side accessing the rear garden. Laminate work surface along one wall with tiled splashback surround and inset sink and side drainer. White high-gloss cupboards and drawers set under with space and plumbing for a washing machine/tumble dryer. Extraction fan at a high level.

**From the entrance hallway through part-glazed French doors with matching side panels into:**

**OPEN PLAN KITCHEN/LIVING ROOM:**

**LIVING ROOM: 5.74m x 6.05m (18'10" x 19'10")**

Three skylights and a bank of quad-fold doors to the back creating a seamless indoor-outdoor living space. Inset wood burning stove.





**KITCHEN: 6.28m x 4.86m (20'7" x 15'11") average**

Bi-fold doors to the back seamlessly opening up to an extensive sun terrace ideal for alfresco dining and entertaining. A bespoke fitted contemporary German made kitchen with Quartz work surfaces along two walls and complimentary central island unit. Inset stainless steel one and a half bowl sink complete with Quooker instant hot water tap and six-ring Miele electric induction hob with extraction hood over. A range of matte grey cupboards and drawers set under with UV lights and integrated dishwasher. Matching tall units housing pullout larders and Neff oven grills. Space for an American-style fridge/freezer.



**STUDY: 3.82m x 4.25m (12'6" x 13'11")**

French doors to the back accessing sun terrace and rear gardens.



**FIRST FLOOR GALLERIED LANDING:**

Three skylights to the back elevation.

**BEDROOM ONE: 6.05m (max) (19'10") reducing to x 3.41m (11'2" x 20'7")**

A generously proportioned principal bedroom with French doors to the back elevation and Juliet balcony taking full advantage of the pretty garden views. **DRESSING ROOM:** Fitted hanging storage with drawers along two walls.



**EN-SUITE SHOWER ROOM:**

Frosted window to the side. A contemporary suite comprising a low-level W.C., floating vanity unit with inset wash basin and double-width shower enclosure with mixer valve, rain shower head, and separate handheld attachment. Chrome ladder-style radiator.



**BEDROOM TWO: 3.22m x 4.91m (10'7" x 16'1")**

Window to the front with shutters. Opening into:



**EN-SUITE SHOWER ROOM:**

Frosted window to the side. A contemporary suite comprising a low-level W.C., floating vanity unit with inset wash basin and double-width shower enclosure with mixer valve and rain shower head. Chrome ladder-style radiator.

**BEDROOM THREE: 3.25m x 3.86m (10'8" x 12'8")**

Window to the front with shutters.



**BEDROOM FOUR: 3.41m x 3.09m (11'2" x 10'2")**

Vaulted ceiling. Window to the front with shutters.





### FAMILY BATHROOM:

Vaulted ceiling with skylight. A stylish suite comprising a low-level W.C., floating vanity unit with inset wash basin, freestanding oval bath and shower enclosure with mixer valve, rain shower, and separate handheld attachment. Extraction fan at a high level.



### BEDROOM FIVE: 3.89m x 5.52m (12'9" x 18'1")

Vaulted ceiling. French doors opening up to a Juliet balcony to the back with pretty garden views. Opening into:



# Asking price of £1,025,000

### EN-SUITE SHOWER ROOM:

Skylight to the front. A modern suite comprising a low-level W.C., floating vanity unit with inset wash basin and double-width shower enclosure with mixer valve and rain shower head. Extraction fan at a high level.

### INTEGRAL DOUBLE GARAGE: 6.37m x 6.37m (20'11" x 20'11")

Double electric garage door to the front. A range of fitted shelving and base units along one wall. Heating system controls. Power and light. External EV charging point.

### OUTSIDE:

The property is approached from the lane through an electric sliding gated entrance accessing an extensive enclosed parking area with raised flower beds. A paved pathway wraps around both sides of the house and leads to the beautifully maintained rear garden which is chiefly laid to lawn with mature apple trees. Adjoining the kitchen and living room is an extensive shaped sun terrace ideal for alfresco dining and entertaining, taking full advantage of the pretty garden views. Set to the side under a raised wooden decking with pergola is a hot tub, supplying year-round relaxation. Boundaries are a combination of wooden fencing, hedgerow, and stone walls. Large 20' x 10' garden shed providing additional storage.

### SERVICES:

Mains electric, water, and drainage. Air source heat pump. Council Tax Band H. EPC Rating B. Broadband speed.

### DIRECTIONS:

What Three Words ///yards.withdraws.stove Leave Monmouth on the A40 towards Cardiff and Newport. Take the Abergavenny/Raglan exit and turn off at the slip road into Raglan. Upon reaching the village, turn right before The Beaufort restaurant onto Castle Street. Take the first left signposted Primrose Green and Blue Door will be the third property found 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.

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**Ground Floor**

Approx. 192.4 sq. metres (2071.1 sq. feet)



**First Floor**

Approx. 117.5 sq. metres (1265.2 sq. feet)



Total area: approx. 310.0 sq. metres (3336.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

