

Tiffany Lodge Llantilio Crossenny



ROSCOE ROGERS KNIGHT
Town and country properties



Tiffany Lodge

Llantilio Crossenny

Nestled in beautifully landscaped grounds in a desirable village setting, this impressive five-bedroom, modern family residence offers expansive, light and bright living accommodation across two floors. Ideally located equidistant from Monmouth and Abergavenny, the property enjoys convenient access to major road networks and prestigious schools. Attached double garage, oak framed carport, ample parking and garden office.

Traditionally constructed in stone with double glazed wooden framed windows and doors set under pitched tiled roofs. Internal features include, molded skirting boards and architraves, dado rails, wooden paneled and part glazed doors, low voltage downlighters and a combination of ceramic tiled, wooden boarded and carpeted flooring. An oil-fired central heating system provides domestic hot water and heating to radiators throughout.

The property is approached from the front garden under a covered entrance porch and through a wooden door with stained glass and matching side panel into:

ENTRANCE HALLWAY:

Turning staircase with turned newel posts and wooden balustrading up to first floor landing. Cloaks cupboard with full height shelving. Doors into the following.

LIVING ROOM: 7.70m x 3.98m (25'3" x 13'1")

Bay window to front and French doors with matching side panels to back leading to the rear patio. A pair of glazed wooden doors into dining room. Recess housing wood burner set on a stone hearth with feature oak mantel over.



DINING ROOM: 3.26m x 4.06m (10'8" x 13'4")

Patio doors to back accessing sun terrace and a secondary pair of doors to side into living room.



SNUG: 3.29m x 3.39m (10'10" x 11'1")

Window to front.



KITCHEN/BREAKFAST ROOM: 4.11m x 4.97m (13'6" x 16'4")

Window to back with pretty garden views. "L-shaped" marble worktops with tiled splash back surrounds, inset one and half bowl stainless steel sink and four ring Neff electric hob with concealed circulating fan over. A range of wooden panelled cupboards and drawers set under with space for dishwasher. Complementary wall mounted cabinets and tall unit housing AEG oven and grill. Matching dresser with glazed front, display shelving and cabinets set under. Door into.



STUDY: 3.12m x 2.60m (10'3" x 8'6")

Window to front.

UTILITY: 2.58m x 2.19m (8'6" x 7'2")

Window and external door to back accessing rear garden and patio. Laminate worktop along one wall with tiled splash back surround and space set under for fridge and plumbing for washing machine/tumble dryer. Wall mounted cabinets. Door into:

CLOAK ROOM:

Low level WC and pedestal wash basin.

FIRST FLOOR LANDING:

A spacious central landing area with a window to the front. Cloaks cupboard and airing cupboard with full height wooden slatted shelving and water cylinder. Roof access hatch. Doors into the following:



BEDROOM TWO: 3.97m x 4.18m (13'0" x 13'9")

Window to front with garden views. Opening into:



DRESSING ROOM: 2.19m x 1.60m (7'2" x 5'3")

Window to back with space for fitted wardrobes. Door into:

EN-SUITE SHOWER ROOM:

Window to back. White suite comprising a low level WC, pedestal wash basin and fully tiled corner shower enclosure with mixer valve and head on adjustable chrome rail. Tiling at dado height.

BEDROOM FIVE: 3.25m x 3.03m (10'8" x 9'11") average

Window to back. Integrated wardrobe with hanging rail, shelving and ample storage.

FAMILY BATHROOM:

Window to back. A contemporary suite comprising a low level WC, pedestal wash basin and P-shaped bath with mixer valve and shower head over on adjustable chrome rail. Chrome ladder style radiator and extraction fan at high level.



BEDROOM FOUR: 3.29m (max) x 2.95m (10'10" x 9'8")

Window to back. Integrated wardrobe with hanging rail, shelving and ample storage.

BEDROOM THREE: 3.96m x 3.27m (12'12" x 10'9") opening to 4.52m (14'10")

A vaulted ceiling with picture window to front. Integrated wardrobe with hanging rail, shelving and ample storage.



BEDROOM ONE: 7.51m (max) x 4.10m (24'8" x 13'5")

An impressively proportioned principal bedroom with a vaulted ceiling and Velux sky lights to front and back elevations enjoying far reaching views of neighbouring countryside. A pair of doors into integrated wardrobes with hanging rail, shelving and ample storage. Roof access hatch. Door into:



EN-SUITE SHOWER ROOM:

A contemporary suite comprising a low-level WC, floating vanity unit with inset wash basin and walk in shower enclosure with mixer valve, rain shower head and separate handheld attachment. Extraction fan at high level.



OUTSIDE:

The property is approached through a five-bar wooden gate opening up to a spacious tarmac driveway/ turning area with a paved pathway accessing: **CARPORT: 6.18m x 2.70m (20'3" x 8'10")**: A bespoke oak framed structure with a pitched tiled roof. Electric car charging point. **DOUBLE ATTACHED GARAGE: 6.40m x 5.69m (20'12" x 18'8")** Matching construction to the main residence with a concrete base set under a pitched tiled roof. Two electric roller garage doors to the front and external door to back. Cupboard housing central heating boiler. Power and light. **GARDEN SHED:** Stone construction with a concrete base, up and over door to the front and window to side all under a flat roof providing ample space for garden equipment. Power and light.

GARDENS:

FRONT:

A paved pathway leads directly to the front entrance, which features a shaped and meticulously maintained lawn surrounded by well-stocked herbaceous borders, carefully placed trees and to the side, a fruit cage filled with an abundance of seasonal fruits. The pathway continues around the side leading to a wood storage bay and the extensive main garden.

BACK:

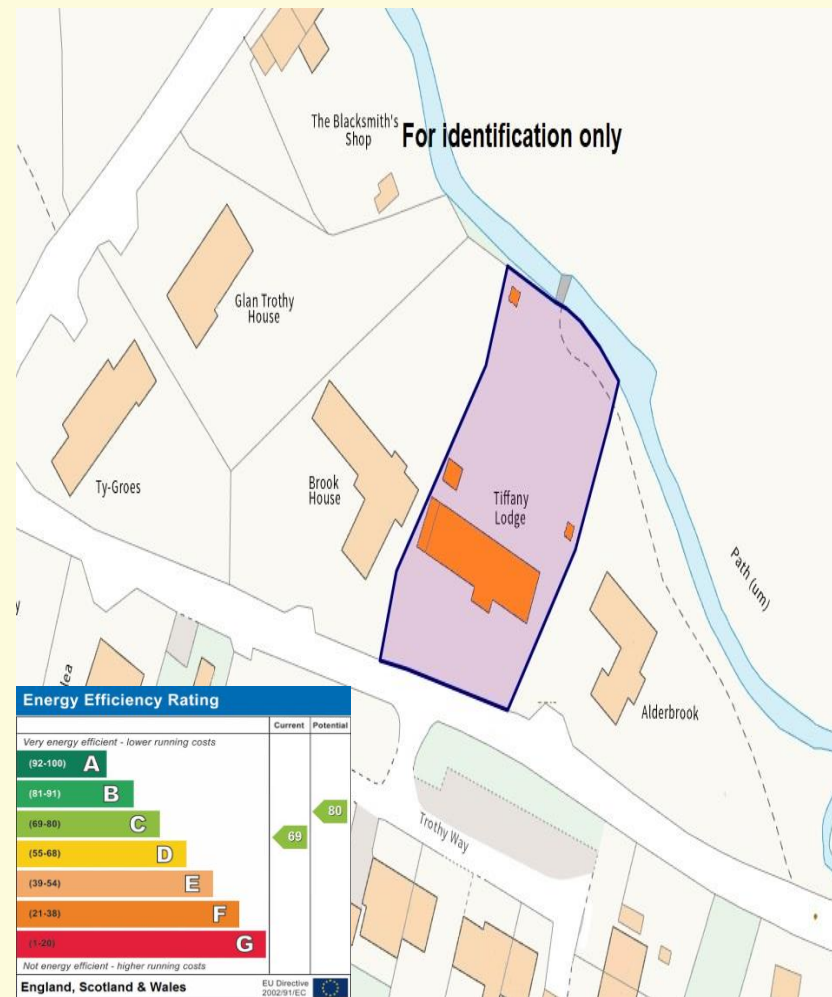
A spacious paved sun terrace adjoins the rear of the property, offering seamless access into the kitchen and dining room creating a perfect seating area for alfresco dining and entertaining enjoying picturesque garden views. Steps descend down to the thoughtfully designed and beautifully landscaped main garden which is chiefly laid to lawn with raised flower beds and a wealth of interspaced shrubs and plants. Set to the side is a charming wooden summer house with a raised patio providing additional outdoor seating. In the opposite corner, there is a wooden **GARDEN OFFICE** equipped with power and light, enjoying fast broadband and providing excellent levels of privacy. Adjoining the gardens, lie the neighbouring pastureland and woodland with a gently flowing stream running along the border, separated from the public footpath by a wooden post and wired fence.

SERVICES:

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

DIRECTIONS:

Take the old Monmouth to Abergavenny Road and continue for approximately 9 miles. Upon reaching the sign for Llantilio Crossenny take the next left hand turn and continue along this road until you come to a white house in front of you then take a left. Tiffany lodge can be found after a short distance of the left hand side.



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.
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 - 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.

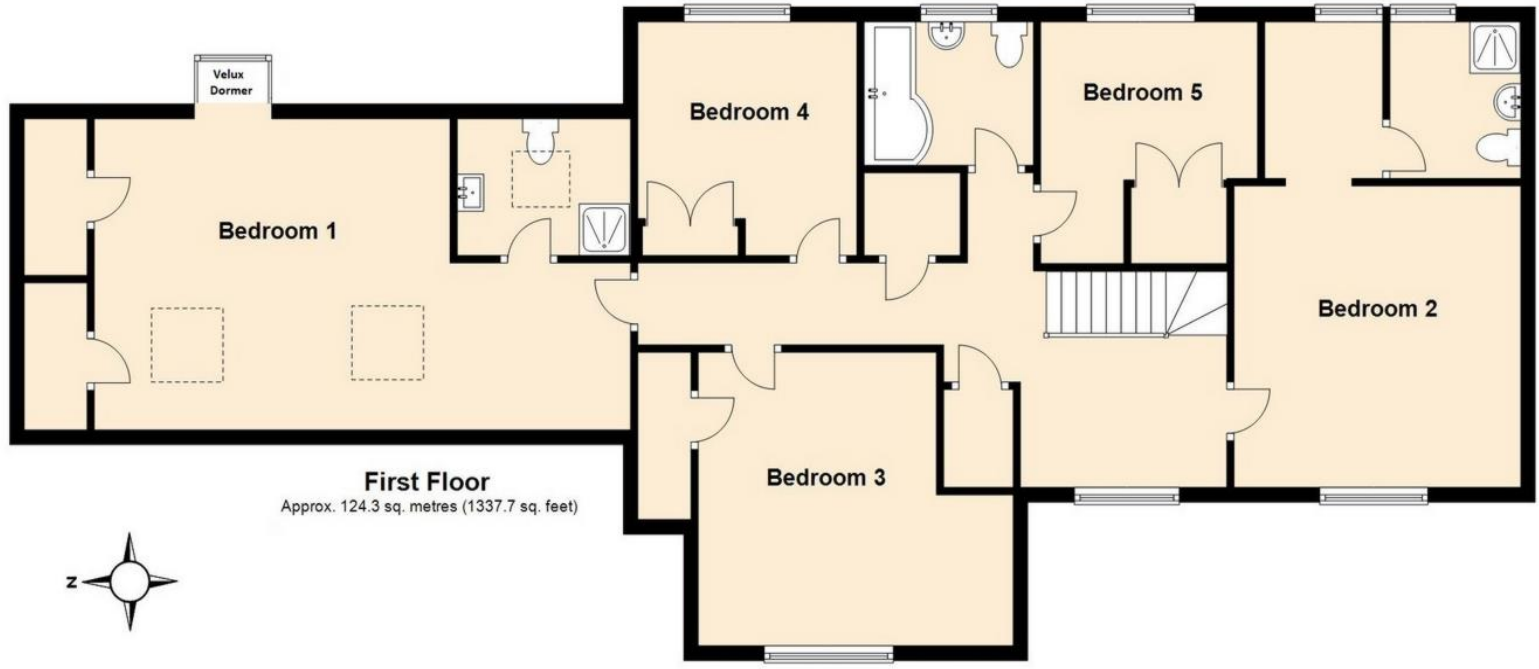
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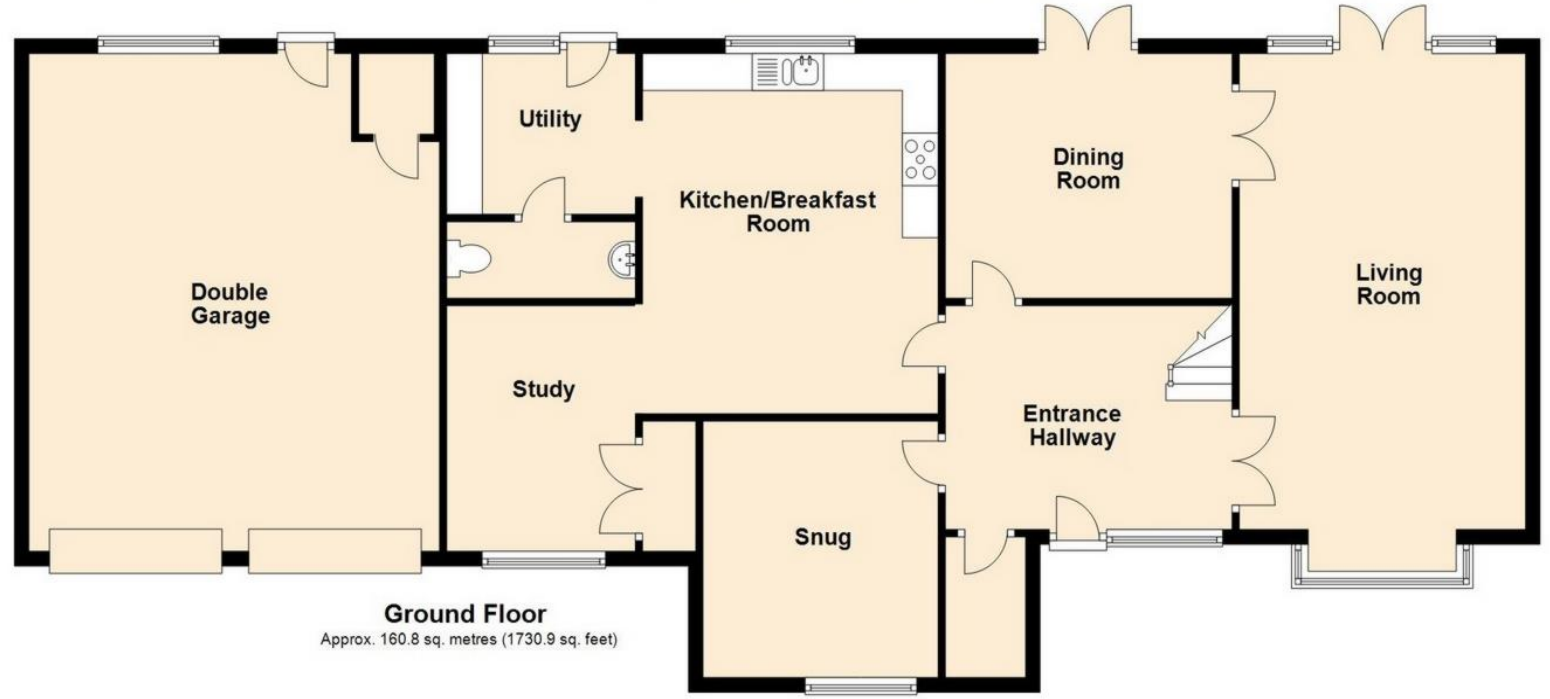
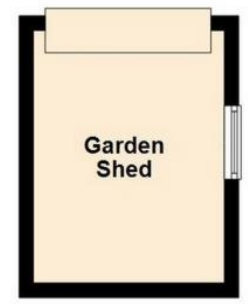




First Floor
 Approx. 124.3 sq. metres (1337.7 sq. feet)



Total area: approx. 285.1 sq. metres (3068.6 sq. feet)



Ground Floor
 Approx. 160.8 sq. metres (1730.9 sq. feet)