

# West Winds Hereford Road, Monmouth



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







# West Winds

## 5 The Mount, Hereford Road, Monmouth

This outstanding, contemporary, 4 bedroomed, detached family home has been expertly designed in a Georgian style, constructed and finished to the highest of standards. Its prime elevated location produces spectacular far-reaching, south westerly countryside views enjoyed by beautifully landscaped mature garden and sun terracing. Beautifully presented and set in an exclusive, private cul-de-sac off the Hereford Road, close to the town centre and renowned Monmouth schools.

Detached double garage, garden room and off-road parking for 4 vehicles.

Built in 2009 of traditional construction with a two-tone red brick exterior inset with uPVC double glazed, sashed and casement windows set under a pitched tiled roof. Beautifully presented throughout with well proportioned, bright and airy rooms and the impressive garden room fully capitalises on these views. Features include a galleried oak staircase, oak panelled and glazed internal doors, oak architraves and skirting boards, ornate moulded ceiling coving and ceramic tiled and oak flooring. Mable fireplace with inset gas effect fire, low voltage recessed lighting and TV points in all bedrooms. Mains gas central heating provides independently zoned underfloor heating to the ground floor with radiators on the first floor.

**The formal entrance to the property is across the block paved driveway under a canopy porch with wrought iron, latticework supports up to the front door with leaded, light glazing with matching panel over into:**

**INNER PORCH:**

With sunken matwell and doors into;

**FITTED CLOAKS CUPBOARD:**

With shelf and hanging rail at high level and consumer unit.

**CLOAK ROOM:**

White suite with low-level WC, rectangular porcelain bowl with mixer tap set into vanity unit with cupboards set under and mirror over. Ceramic tiling up to dado height and floor. Extractor fan.

**GALLERIED CENTRAL HALLWAY: 3.48m x 3.81m (11'5" x 12'6")**

With stairs up to first floor with cupboard under. Doors into the following;



**DINING ROOM: 4.22m x 4.61m (13'10" x 15'1")**

Into three-sided bay window to front. Pair of doors into;



**"L" SHAPED FULLY FITTED KITCHEN: 4.20m x 3.04m extending to 4.97m (13'9" x 9'12" extending to 16'4") (opening into Breakfast Room)**

Three windows to back with garden and countryside views. "L" shaped Corian worktops with inset one and a half bowl sink with pillar tap and etched draining area, induction hob with stainless steel extraction unit over. Set under are high glossed cupboards and drawers including pan drawers, carousel units and a built in Miele dishwasher. A bank of tall units houses a fridge and a freezer; a self-cleaning fan assisted oven and a microwave. Matching cupboards including a slide out pantry unit. Matching worktop section with cupboards under and illuminated display shelves over. Door into;



**UTILITY ROOM:**

Glazed external door out to paved side terrace Laminated worktop with single drainer porcelain sink, mixer tap and with cupboards under. Plumbing and space for washing machine and tumble drier under. Matching wall units. Wall mounted Valiant combi mains gas boiler providing underfloor heating and radiators on the first floor. From central hallway a pair of doors into;

**SITTING ROOM: 8.55m x 4.23m (28'1" x 13'11")**

Three-sided protruding bay window to front, two tall windows to side with frosted glass and a pair of glazed doors with side panels also access the Garden Room. Polished marble fireplace with inset gas effect fire. From central hallway secondary door into;





**BREAKFAST AREA: 3.80m x 3.05m (12'6" x 10'0")**

With a pair of doors into;



**"L" SHAPED GARDEN ROOM: 3.35m x 4.22m + 1.43m x 4.22m (10'12" x 13'10" + (4'8" x 13'10"))**

Two pairs of external doors out to sun terrace. Glazing to all sides set on a low-level plinth wall with sills. Pitched glazed roofs with electrically operated blinds.



Up oak staircase with square newels, shaped balustrades and handrails featuring low level lighting up to;

**"U" SHAPED GALLERIEIED LANDING:**

Matching, balustrading, roof access trap with loft ladder. Door into **AIRING CUPBOARD:** With hot water tank, controls and slatted shelf at high level. Doors into the following;



**BEDROOM 4: 3.83m x 2.26m (12'7" x 7'5")**

With window to front.

**BEDROOM 3: 3.43m x 3.05m extending to 3.60m (11'3" x 10'0" extending to 11'10")**

Three windows to front. Door to built in double wardrobe with shelf and hanging rail at high level.



**FAMILY BATH/SHOWER ROOM:**

Window to side with frosted glass. White suite with Jacuzzi bath, low-level WC, quadrant corner shower with mixer valve and head on adjustable rail. Basin & pedestal with illuminated mirror over. Ceramic tiling to all walls and floor. Chrome ladder radiator.

**BEDROOM 2: 4.29m x 3.05m (14'1" x 10'0")**

Three windows overlooking the garden and the outstanding countryside views. Door into built in wardrobe with shelf and hanging rail at high level. Door into;



**EN-SUITE SHOWER ROOM:**

Window to front with frosted glass. White suite with low-level WC, basin and pedestal with illuminated mirror over. Double shower with sliding door, mixer valve with head on adjustable rail. Three built in wooden storage recesses. Ceramic tiling to all walls and floor.



**MAIN BEDROOM SUITE:**

**DRESSING AREA: 3.05m x 1.42m (10'0" x 4'8")**

Window with panoramic views over the garden. Fitted wardrobes along one wall with three mirrored sliding doors, shelf and hanging rails at high and low level and shelf units.



**BEDROOM AREA: 5.07m x 4.21m (16'8" x 13'10")**

Three windows with outstanding views and frosted window to side. Bank of fully fitted wardrobes with three mirrored sliding doors, shelf and hanging rails at high and low level with shelving unit. Feature mid-level bed division wall. Door into;





### EN-SUITE SHOWER ROOM:

Three windows to front with frosted glass. White suite with low-level WC, double shower with sliding door, mixer valve with head on adjustable rail, double vanity unit with porcelain top with mixer taps and drawers set under and illuminated mirror over. Ceramic tiling to all walls and to floor. Chrome towel radiator.



The back terrace is paved with inset, shaped gravelled borders on upper level, planted borders, lower level, central steps, sculpted lawn with planted borders, low level boundary wall and high hedge.

### OUTSIDE:

To the front is a block paved driveway with parking for four vehicles and access to the detached garage with Garden storage. The mature landscaped gardens are set mainly behind the property and this prime, elevated aspect provides them with outstanding panoramic countryside views to the southwest. There is an extensive paved sun terrace that wraps around the property with central wide steps, flanked on each side by sculpted lawned areas and gravelled beds with well stocked planted borders. A mature conifer hedgerow along two sides of the boundary providing excellent levels of privacy. The paving to the side accesses a pedestrian gate to the Garden store and parking area and garage at the front.

### DETACHED DOUBLE GARAGE:

Construction to match with electrically operated up and over door. Power and lighting.

### ATTACHED GARDEN STORE:

### N.B.:

The adjacent house shares the maintenance cost of the common part of the drive onto the cul-de-sac as well as the electricity cost for an external light for them both.

# Asking price of £945,000

### SERVICES:

Mains electricity, water, drainage and gas central heating and domestic hot water. Council Tax Band H. EPC Rating ????.

### DIRECTIONS:

From our office, pass along Priory Street to the traffic lights and turn left up the Hereford Road. Continue past Haberdashers' School for Girls to the brow of the hill. Turn left opposite The Royal Oak Pub. Enter the cul-de-sac and the property is at the end on the right hand side. What3words-  
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### 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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