

Box Bush
Upper Redbrook, Monmouth




ROSCOE ROGERS KNIGHT
Town and country properties



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This charming 3/4 bed roomed detached family home nestled in approximately half an acre of grounds, enjoys a quiet elevated position in the desirable village of Redbrook. Set in an area of outstanding natural beauty, the terraced gardens and sun terraces take full advantage of the surrounding woodland views. Sympathetically restored and extended over the years, the property offers a wealth of original features throughout. Separate self-contained holiday cottage, double garage/workshop and parking for multiple vehicles.

Originally built in the mid eighteenth century the property is constructed in stone with a part painted rendered exterior. Inset uPVC double glazed windows with oak lintels and part glazed doors set under pitched tiled roofs. Internal features include exposed beams, trusses and stonework, vertically boarded ledged and braced doors with Suffolk latches, feature brick fireplace and a combination of wooden and ceramic tiled flooring. An oil fired boiler supplies domestic hot water and heating to radiators throughout. Underfloor heating to the majority of the ground floor.

The property is approached via the front lawned garden, under a timber constructed portico entrance and through a solid wood door with glazed side panels into:

ENTRANCE HALLWAY:

Decorative ceramic tiled flooring. Integrated fitted wardrobe with hanging shelving and ample storage. Space for fridge/freezer. Power and light. Doors into the following:



UTILITY: 2.82m x 2.99m (9'3" x 9'10")

Half height glazing on two sides with uPVC door to front accessing garden. Wooden work surface with inset Belfast style sink and tap. Wooden wall mounted cupboard. open tread steps up to:

BOILER ROOM: 1.70m x 3.00m (5'7" x 9'10")

Wooden window and door to side elevation. Space and plumbing for washing machine/tumble dryer. Shelving at high level and wall mounted oil combi boiler.

From entrance hallway, step with stable door up to:

KITCHEN/DINING ROOM: 8.89m x 3.09m (29'2" x 10'2")

An impressively sized room with windows to front and side elevation and secondary part glazed door out to sun terrace. Feature Inglenook fireplace with oak mantel. Turning wooden tread staircase to first floor landing. "L-shaped" butchers block work surfaces along two walls with wooden cupboards and drawers set under. Gas fired rangemaster with five rings and two ovens. Matching tall and wall mounted cupboards with spotlights. Recess with space for fridge/freezer. Breakfast bar with inset ceramic Belfast style sink and mixer tap. Low voltage downlighters. Part glazed door into:





STUDY: 2.30m x 3.45m (7'7" x 11'4")

An exceptionally bright room with half height glazing to three elevations.

From kitchen/diner door into:

INNER HALLWAY:

Staircase with wooden balustrading and square newels up to Living room. Doors into:

BATHROOM:

Suite comprising a low-level W.C, wall mounted wash basin with taps and panelled bath with tiled splash back and mixer taps with separate handheld attachment.



SNUG/BEDROOM FOUR: 3.83m x 3.91m (12'7" x 12'10")

An ideal space for an additional bedroom with its own bathroom suite adjacent. Tall window to side.





From inner hallway upstairs to:

LIVING ROOM: 4.37m x 5.72m (14'4" x 18'9")

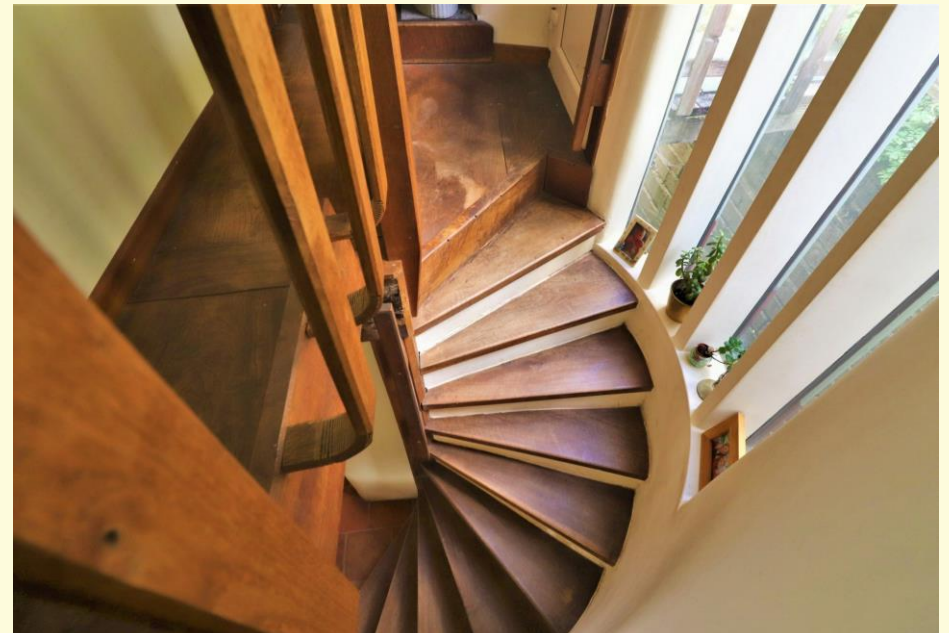
Vaulted ceiling with Velux windows to side and semi-circle window to back elevation. Two windows to side and French doors accessing terraced gardens. Feature corner set wood burner on slate hearth. Range of shelving units along one wall.



From kitchen/dining room upstairs with feature tall windows to side to:

FIRST FLOOR LANDING:

Secondary part glazed door out to back garden. Airing cupboard with full height shelving. Doors into the following:



BEDROOM ONE: 4.52m x 4.13m (14'10" x 13'7")

Vaulted ceiling. Window to front and window and Skylight to side. Fitted wardrobe with hanging rail, shelving and storage.



EN-SUITE:

Window to side. Suite comprising a low-level W.C, vanity unit with inset wash basin and tiled shower enclosure housing Mira shower with head on chrome rail.



BEDROOM TWO: 2.92m x 3.40m (9'7" x 11'2")

Window to front elevation with garden views.

BEDROOM THREE: 3.11m x 2.30m (10'2" x 7'7")

Dual aspect windows to front and side elevation with garden views.

FAMILY BATHROOM: 2.98m x 1.35m (9'9" x 4'5")

Frosted window side and Velux skylight to back. Suite comprising a low level W.C, pedestal wash basin and bath with central mixer tap and handheld attachment. Wooden panelling at dado height to one side.

OUTSIDE:

The property is approached via a private driveway leading to a parking area for multiple vehicles and also providing access to:

GARAGE/WORKSHOP: 6.09m x 4.79m (19'12" x 15'9")

Traditionally constructed with a wooden cladded exterior, concrete base and tiled roof. Electric up and over door and wooden panelled door to front. "L-Shaped" wooden work surface with range of shelving along two walls. Power and light.

BORDER COTTAGE:

Stone construction with inset double-glazed windows and wooden part glazed doors set under a pitched tiled roof. This beautifully presented cottage has been sympathetically restored by the current owners and is currently being used as a highly successful Air BnB. Sitting right on the border of England and Wales, the accommodation comprises an open plan kitchen/living room, elevated sun terrace, double bedroom and bathroom. Underfloor heating to the ground floor. Set behind, a gently meandering brook with well-stocked herbaceous borders. Private stone constructed parking bay with a concrete base and a corrugated roof.





GARDENS:

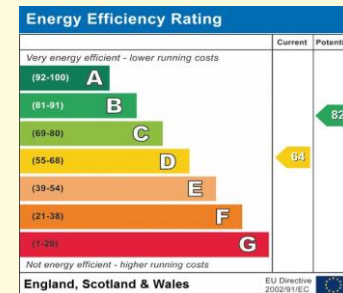
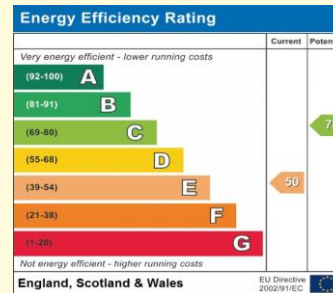
The front garden is chiefly laid to lawn with a paved sun terrace adjoined to the kitchen, ideal for alfresco dining. Enclosed on all sides by laurel hedgerow and stone walls creating an exceptionally private outdoor space. Shaped borders with an array of flowering plants, shrubs and matured trees. Tucked in the corner: **OUTSIDE OFFICE/STUDIO:** Timber built with inset double-glazed windows and door set under a flat roof. Wooden panelled walls and wood effect laminate flooring. Storage cupboard. Low voltage downlighters. Power and light. Stone steps lead to the upper terraced gardens with a combination of lawn and patioed areas all of which capitalise on the property's enviable elevated position and the surrounding Wye Valley views. Set on the side, an enclosed chicken yard with wooden posts and wire fencing. At the top of the garden, an impressively sized log storage bay/outside workshop. A grass pathway leads to a further decking area/viewing point with well-stocked herbaceous borders and interspaced mature trees.

SERVICES:

Mains water, electric and drainage. Oil central heating system. EPC rating (Main House E) & (Annexe D). Council Tax Band E.

DIRECTIONS:

From Monmouth take the A466 Wye Valley Road towards Chepstow. Continue to the village of Redbrook and turn immediate left by the Osteopaths. Follow the road for a short distance and Box Bush will be found on the right just after the stone archway.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

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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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