

Kimberley  
The Narth, Monmouth



ROSCOE ROGERS KNIGHT  
*Town and country properties*



# Kimberley

## The Narth, Monmouth

This impressive, spacious, modern eco-executive home is tucked away in an idyllic corner of The Narth, on the south side of Monmouth, within easy reach of Chepstow, major road networks, and renowned state and private schools. Individually designed and set within 0.25 acres of beautifully landscaped grounds and gardens, the property is immaculately presented with a bright, airy, and flowing layout, offering four double bedrooms, two reception rooms, and a luxury contemporary open-plan kitchen, dining, and family space. The home is accessed via a gated entrance with a gravelled driveway, providing off-road parking and a turning area for several vehicles, along with a detached double garage.

Constructed to a very high specification in 2020, with a 10-year Buildzone warranty, the property has a self-coloured rendered exterior featuring Siberian larch wood cladding. The design includes a central staircase with a galleried landing accessing the two-bedroom wings and is enhanced by many energy-saving features, including triple-glazed windows, underfloor heating to the ground floor, and an air source heat pump. Solar panels provide domestic hot water and heating to radiators throughout. Other internal features include two contemporary wood burners, low-voltage downlighters, oak ceiling beams, vertically boarded doors, and Mandarin Stone porcelain floor tiles.

**The formal entrance to the property is from the gravelled driveway and through a part-glazed hardwood front door into:**

### **ENTRANCE HALLWAY:**

An incredibly bright and welcoming "L-shaped" hallway with a pair of patio doors leading out to the inner courtyard. Turning staircase with quarter landing, wooden balustrading, and turned newel posts leading to the first-floor landing area. Under-stairs storage cupboard.



### **UTILITY ROOM: 2.34m x 2.25m (7'8" x 7'5")**

Window to the front. "L-shaped" laminate worktop with inset one-and-a-half-bowl stainless steel sink. Panelled cupboards set under, with space and plumbing for a washing machine and tumble dryer.

**STUDY/BEDROOM: 4.31m x 5.34m (14'2" x 17'6")**

Windows to both sides and a three-sided bay window to the front.



**SHOWER ROOM:**

Frosted window to the side. A contemporary suite comprising a low-level WC, wall-mounted vanity unit with inset wash basin, and walk-in shower with a glazed screen, wall-mounted mixer valve, and rain shower head. Chrome ladder-style radiator. Extractor fan at high level.

**LIVING ROOM: 4.31m x 4.54m (14'2" x 14'11")**

Window to the side and bi-fold doors out to the inner sun terrace. Corner-set, free-standing wood burner with a tall flue, set on a slate hearth.



**OPEN-PLAN KITCHEN/DINING/FAMILY ROOM: 4.31m x 14.90m (14'2" x 48'11")**

An impressively proportioned principal reception room with triple-aspect windows and two sets of bi-fold doors leading out to the adjoining sun terraces. A beautifully designed, contemporary fully fitted Mackintosh kitchen with quartz worktops along two walls and a complementary central island. Inset one-and-a-half-bowl stainless steel sink. An extensive range of Shaker-style two-tone cupboards and drawers set under, with an integrated dishwasher. Recess with ornate wooden surround housing a five-ring, double-oven professional Rangemaster cooker with a concealed circulating fan above. In the living area, there is a feature free-standing contemporary wood burner with a tall flue.





From the entrance hallway, a turning staircase leads up to:

**FIRST-FLOOR LANDING:**

Three windows to the rear elevation and a window to the front. A recess currently used as an office space with views of the adjacent woodland. Airing cupboard housing solar controls and underfloor heating ports.

**BEDROOM ONE: 3.31m x 4.34m (10'10" x 14'3")**

Window to the front and skylight to the side. Bespoke built-in wardrobe along one wall with hanging rails, shelving, and ample storage. Door into:



**EN-SUITE SHOWER ROOM:**

Skylight to the side. A white suite comprising a low-level WC, floating vanity unit with inset double wash basins, and a walk-in shower enclosure with a glazed screen, wall-mounted mixer valve, and two rain shower heads. Chrome ladder-style radiator. Extractor fan at high level.



**BEDROOM THREE: 4.31m x 4.54m (14'2" x 14'11")**

Skylight and two windows to the side overlooking the inner sun terrace. A pair of doors into an integrated wardrobe with hanging rail and ample storage.



**BEDROOM TWO: 4.31m x 5.56m (14'2" x 18'3")**

Window to the front with woodland views and skylight to the side. A pair of doors into an integrated wardrobe with hanging rail and ample storage.



**EN-SUITE SHOWER ROOM:**

Skylight to the side. A white suite comprising a low-level WC, floating vanity unit with inset wash basin, and a walk-in shower enclosure with a glazed screen, wall-mounted mixer valve, and rain shower head. Chrome ladder-style radiator. Extractor fan at high level.

**FAMILY BATHROOM:**

Skylight to the side. A contemporary white suite comprising a low-level WC, floating vanity unit with inset wash basin, free-standing oval bath, and corner fully tiled shower enclosure with wall-mounted mixer valve and rain shower head. Chrome ladder-style radiator. Extractor fan at high level.



#### **BEDROOM FOUR: 4.31m x 4.94m (14'2" x 16'2")**

Skylight and two windows to the side overlooking the inner sun terrace. A pair of doors into an integrated wardrobe with hanging rail and ample storage.

#### **OUTSIDE:**

The property is approached via a quiet country lane and sits behind a traditional five-bar wooden gate, which opens onto a spacious gravelled parking and turning area with room for multiple vehicles. This area also provides access to the double garage.

#### **DOUBLE GARAGE: 5.76m x 6.00m (18'11" x 19'8")**

Constructed to match the main property, featuring a concrete base, Garador up-and-over doors to the front, and a pitched tiled roof. There is also a useful loft storage area accessed via a ladder, along with power and lighting.

#### **GARDEN:**

The thoughtfully designed and professionally landscaped gardens have been carefully arranged to maximise the use of outdoor space and take full advantage of the property's sunny aspect. A variety of well-positioned sun terraces and seating areas enhance the setting. The gardens wrap around the perimeter of the property and are fully enclosed by wooden fencing and hedgerows, offering a high degree of privacy. To the front, there is a well-maintained shaped lawn bordered by richly planted herbaceous beds, featuring a selection of rare trees and plants. Adjoining the open-plan kitchen/dining/family room is an expansive sun terrace-ideal for alfresco dining and entertaining. In one corner of the garden, a large wooden outbuilding equipped with power and lighting provides ample storage for garden equipment and furniture. To the rear, a newly created patio seamlessly connects to the living accommodation, creating an easy-flowing indoor-outdoor living space and offering a shaded retreat from the south-facing sun. Steps lead up to a further meticulously maintained L-shaped lawn, supported by a low-level stone wall.

#### **SERVICES:**

Mains water and electricity. Private drainage. Air source heat pump and solar panels. EPC Rating TBC. Council Tax Band H.

#### **DIRECTIONS:**

From Monmouth, take the B4293 towards Mitchel Troy. Before reaching Mitchel Troy, take the left fork signposted Penallt, Trellech, and Chepstow. Continue on this road until reaching a turning on the left signposted The Narth and Whitebrook. Take this left turning and continue along the road until reaching the crossroads. At the crossroads, turn right, signposted The Narth and Trellech. Stay on this road, passing the sign for The Narth, keeping right at the bend in the road. Drive past the telephone box until reaching Manor Woodlands. After Manor Woodlands, turn right, where Kimberley will be found on the right. What3words:///elders.stung.pounce



#### **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.

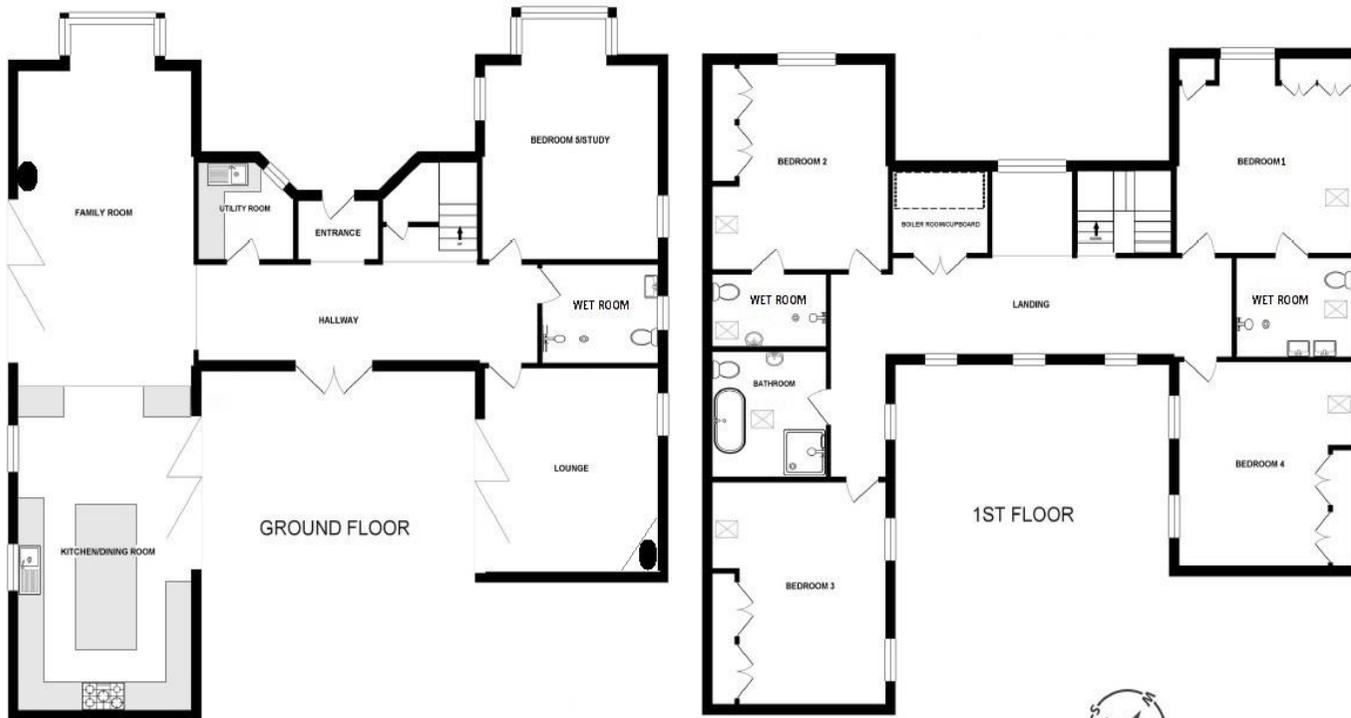
**TOWN & COUNTRY PROPERTIES**  
3 Agincourt Square, Monmouth NP25 3BT  
Telephone: 01600 772929  
[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)

## Asking price of £1,050,000



Francline Properties Ltd t/a Roscoe, Rogers & Knight  
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TOTAL FLOOR AREA : 275.86 sq. m. ( 3,360 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

