

# Croft Cottage Osbaston, Monmouth



**ROSCOE ROGERS KNIGHT**

*Town and country properties*



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## Croft Cottage Osbaston, Monmouth

Located in a sought-after area with an attractive elevated aspect enjoying countryside and townscape views, this spacious bright and airy 3-bed family home offers versatile accommodation set over three floors. Tastefully re-modelled and extended with quality contemporary fixtures and finishes throughout. Mainly lawned garden and ample off-road parking. Planning permission for single bed bungalow.

### Asking price of £690,000 Freehold

Traditionally constructed with a painted rendered exterior with inset mainly double-glazed tilt and turn uPVC windows and part glazed wooden doors all set under a pitched tiled roof. Internal features include vertically boarded oak and panelled doors, feature fireplace, low voltage downlighters and a combination of wooden boarded and ceramic tiled flooring. Underfloor heating to the majority of the ground floor and to bathrooms on the first floor. A gas fired boiler supplies domestic hot water and heating to radiators throughout.

**The property is accessed from the front garden under a wooden portico entrance and through a part glazed wooden door with glazed panel above into:**

**ENTRANCE HALLWAY:**

Split staircase with wooden handrails up to first floor landing. Doors into the following:

**SITTING ROOM: 3.61m x 4.05m (11'10" x 13'3")**

Window to front elevation with attractive countryside and townscape views. Fireplace housing wood burner with cut stone mantel and brick lintel above.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM:**

**KITCHEN/DINING ROOM: 5.05m x opening to 5.96m (16'7" x 19'7")** An impressively proportioned room with Tri-fold uPVC doors to side and window to back elevation. "U-shaped" Granite work surfaces with inset double Belfast style sink and four ring electric induction hob with circulating fan over. Dark blue Shaker style cupboards and drawers set under with integrated dishwasher and Bosch oven/grill. Matching wall cabinets with spotlights and tall units housing fridge/freezer and two larder cupboards. Opening with recessed display shelving into: **LIVING ROOM: 3.86m x 5.58m (12'8" x 18'4")** Window to front with surrounding countryside views.

**CLOAKROOM:**

Window to back elevation. A contemporary suite comprising a low-level W.C and floating vanity unit with inset ceramic wash basin.

**UTILITY/BOOT ROOM: 2.31m x 2.27m (7'7" x 7'5")**

Velux skylight and part glazed wooden door to back elevation. Space and plumbing for washing machine and tumble dryer.

**From entrance hallway upstairs to:****FIRST FLOOR LANDING:**

A spacious central landing area with window to side elevation and ladder steps up to loft room. Doors into:

**BEDROOM ONE: 3.62m x 3.96m (11'11" x 12'12")**

Windows to front and back elevation with attractive townscape and countryside views. Opening into dressing area.

**BEDROOM TWO: 3.93m x 3.58m (12'11" x 11'9")**

Window to front elevation.

**SHOWER ROOM: 2.71m x 1.94m (8'11" x 6'4")**

Frosted window to side. A contemporary suite comprising a low-level W.C, floating vanity unit with inset ceramic wash basin and fully tiled walk-in shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator. Underfloor heating.

**BEDROOM THREE: 3.60m x 2.97m (11'10" x 9'9")**

Window to back elevation with garden views.

**FAMILY BATHROOM:**

Frosted window to back elevation. Low level W.C, floating vanity unit with inset ceramic wash basin and panelled bath with tiled splash backs and shower attachment over. Chrome ladder style radiator. Quarry tiled flooring. Underfloor heating.

**Up ladder steps to:****LOFT ROOM: 5.27m x 5.69m (Into eaves) (17'3" x 18'8")**

Vaulted ceiling with Velux skylights to side elevations. Under eaves storage cupboards and further cupboard housing gas fired boiler.

**OUTSIDE:**

To the front of the property there is a tarmac parking bay with space for two vehicles. Stone steps lead up to the front garden which is chiefly laid to lawn with a paved pathway wrapping around three sides of the house. Herbaceous well stocked borders with an array of shrubs and plants. To the side a further gently sloping lawned area with the foundations for the detached annex and a secondary gate to back accessing rear parking area. Set behind the kitchen an elevated hard standing with wooden shed and five bar metal gate to back accessing car port under a metal corrugated roof. A secondary parking area with space for at least four vehicles and three attached garages with up and over Doors, power and light. Boundaries are a combination of hedgerow and wooden fencing.

**PLANNING:**

To remove existing garage and storage buildings and create proposed single storey detached bungalow acting as annex for the property. DM/2023/00337.

**SERVICES:**

Mains gas, water, electric and drainage. Council Tax Band tbc. EPC rating C.

**DIRECTIONS:**

From our office travelling away from the town centre, continue through Priory Street. At the lights turn left, continue for a few hundred yards before taking the left-hand fork signposted 'Osbaston'. Follow the road for half a mile through the traffic calming measures and the primary school on your left and Croft Cottage can be found on the right-hand side after the turning for St Marys Street.

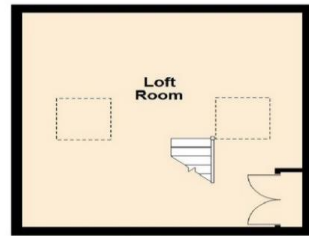
**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- 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 or 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.









Total area: approx. 239.3 sq. metres (2575.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		71	84

England, Scotland & Wales

EU Directive 2002/91/EC

