

3 Woodside Woodside, Welsh Newton Common



ROSCOE ROGERS KNIGHT
Town and country properties



Woodside, Welsh Newton Common, Monmouth

Nestled in a truly idyllic rural setting, this individual 6-bedroom country house is set in approximately 3.75 acres of exquisite, landscaped grounds and mature woodland offering high levels of privacy. The original cottage has been restored and substantially extended, blending old with contemporary providing very spacious and versatile accommodation across two floors with high-quality fixtures and fittings throughout. The private sweeping driveway accesses parking for multiple vehicles. Large integrated workshop, stable block and an attractive wooden Arctic Cabin.

The cottage section is traditionally constructed with an exposed stone and painted rendered exterior with inset double-glazed aluminium windows and doors set under pitched tiled roofs. Internal features include original fireplaces and beamed ceilings. The contemporary section features vertically boarded and part-glazed oak doors, low-voltage sensory lighting, ceiling roses and covings with a combination of slate and travertine flooring. An oil-fired central heating system provides domestic hot water and heating to radiators throughout.

The property is approached from the front terrace under a glass portico entrance and through an aluminium door with a matching side panel into:

ENTRANCE HALLWAY: 6.60m x 2.71m (21'8" x 8'11")

A spacious entrance hallway with doors into the following:

GYM: 4.05m x 3.59m (13'3" x 11'9")

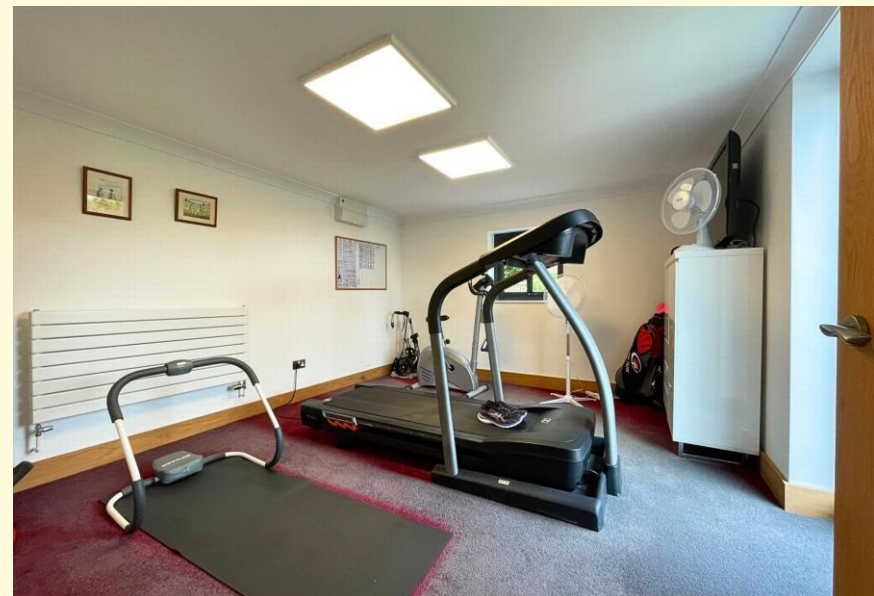
Windows to front and side. Consumer unit at high level.

WORKSHOP: 6.10m x 3.95m (20'0" x 12'12")

External door and two windows. Fitted work units along one wall with shelving above. Base unit with sink. Power and light. Concrete base.

CLOAKROOM:

Contemporary suite comprising a low-level W.C., vanity unit with wash basin, and feature stone splashback surround. Integrated cabinet with shelving. Chrome ladder-style radiator and extraction fan at high level.



UTILITY ROOM: 3.61m x 2.43m (11'10" x 7'12") average

Window to side. Natural stone worktop with inset circular sink and cupboard set under. Space for wine chiller and plumbing for washing machine/tumble dryer. Bespoke fitted high-gloss wardrobe along one wall with hanging rails, shelving, and ample storage.

BOILER ROOM:

Housing Worcester oil-fired central heating boiler.

LIVING/DINING ROOM: 13.00m x 4.83m opening up to 8.95m (42'8" x 15'10" opening up to 29'4")

A bright and impressively proportioned principal reception room divided into two sections by glass balustrading, with oak steps descending down to the living room. Windows to front, back, and side with bi-fold doors leading out to a raised sun terrace enjoying far-reaching woodland views. Feature contemporary wood burner set on a slate hearth with tall chimney flue.



KITCHEN/BREAKFAST ROOM: 8.63m (max) x 5.55m (28'4" x 18'3")

External door to back, two skylights, and windows to side enjoying garden views. "L-shaped" natural stone worktops with uprights and matching central island, two inset stainless-steel sinks with Quooker instant hot water tap, and five-ring induction hob with concealed extraction fan over. A range of cupboards and drawers set under with integrated dishwasher and two ovens. Complementary tall units housing Gaggenau microwave oven and warming drawer. Bespoke wooden-panelled tall unit along one wall.



SNUG: 5.29m x 3.65m (17'4" x 11'12")

Two windows to side. Turning staircase with oak turned balustrading and square newel posts up to the first-floor landing. Exposed stone fireplace housing wood burner set on a stone hearth with wooden mantle over. Recesses either side with display shelving. Original bread oven. Part-glazed door to side accessing porch.

CLOAKROOM:

A contemporary suite comprising a low-level W.C., bidet, and floating wash basin with mixer tap. Frosted window to side.

STUDY: 3.40m (average) x 4.92m (11'2" x 16'2")

Two windows to side. Protruding chimney breast with stone fireplace.





FIRST FLOOR LANDING:

Roof access hatch. Airing cupboard housing water cylinder and full-height wooden slatted shelving. Doors into the following:

BEDROOM FOUR: 2.04m x 5.24m (6'8" x 17'2")

Two windows to side. Deep recessed wardrobe with hanging rail, shelving, and ample storage.

BEDROOM THREE: 2.50m x 5.17m (8'2" x 16'12")

Windows to side with garden views. Deep recessed wardrobe with hanging rail, shelving, and ample storage. Door into:



EN-SUITE BATHROOM:

Frosted window to side. A modern suite comprising a low-level W.C., floating vanity unit, bath with shower head over on adjustable chrome rail. Chrome ladder-style radiator and extraction fan at high level.



BEDROOM FIVE: 2.39m (average) x 4.55m (7'10" x 14'11")

Windows to side. Recess with display shelving. Roof access hatch.

BEDROOM SIX: 3.84m x 3.11m (12'7" x 10'2")

Window to side. Bespoke fitted storage cupboards along one wall with desk.

FAMILY BATHROOM:

Window to side. Suite comprising a low-level W.C., floating vanity unit, and P-shaped bath with shower head over on adjustable chrome rail. Chrome ladder-style radiator.

BEDROOM TWO: 6.42m x 3.60m (21'1" x 11'10")

Dual aspect windows and feature tall window to front. Integrated deep recess wardrobe as well as a bespoke fitted wardrobe along one wall with hanging rail, shelving, and ample storage. Door into:



BEDROOM ONE: 13.00m (max) x 5.23m (average) (42'8" x 17'2")

A generously proportioned principal bedroom suite with external door to side opening up to a balcony enjoying far-reaching garden and woodland views. Fitting wardrobe with mirrored front and sliding door. Door into:



EN-SUITE SHOWER ROOM:

Skylight to front. Suite comprising a low-level W.C., floating vanity unit with mixer tap, and corner shower enclosure with mixer valve and shower head on adjustable chrome rail. Ladder-style radiator.



EN-SUITE SHOWER ROOM:

Skylight to front. A modern suite comprising a low-level W.C., vanity unit with inset wash basin, and double shower enclosure with mixer valve and seat. Inset tall storage cupboard with shelving. Extraction fan at high level. Ladder-style radiator.



OUTSIDE:

The approach is via a quiet country lane leading to an extensive parking area with EV charging point and space for multiple vehicles. The grounds extend to approximately 3.75 acres, with extensive lawned areas and planted borders with interspaced shrubs and trees around the property. Set to the side is raised rockery garden with an attractive pond and stone steps lead up to an impressive split level sun terrace with seating set off the kitchen, creating a seamless indoor/outdoor entertaining area that takes full advantage of this delightful rural location. Set down in front of the house is a charming wooden constructed Arctic cabin with a central barbecue with seating around. Below the house are two level paddocks enclosed by wooden post and rail and fencing and there is a two-bay timber stable block with tack room. There is an orchard with a wide variety of interspersed fruit trees. The impressive mature woodland is set around the lower boundary with a series of pretty interconnecting pathways creating an attractive natural retreat with bluebells in the spring months and providing an ideal habitat for wildlife.

SERVICES:

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



DIRECTIONS:

From Monmouth, take the Hereford Road (A466) for approximately 3.3 miles to Welsh Newton. Turn right at the cenotaph and up the hill, then take the first turning right signposted Welsh Newton Common. Continue along this lane for about a mile, turning left before the red post box but take an immediate right. Follow this lane for a short distance and 3 Woodside can be found on the left-hand side.

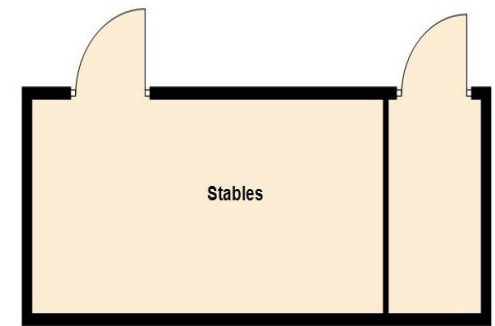


Asking price of £1,300,000 Freehold





Total area: approx. 450.1 sq. metres (4845.1 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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