



ROSCOE ROGERS KNIGHT
Town and country properties

Redwood Studio
Llanishen, Chepstow



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This incredibly spacious and stylishly presented four bedroom family home occupies a prime location in the heart of the village with excellent connections to major road networks. Offering extensive and well-appointed accommodation over two floors with a seamless blend of original features and modern open plan living. Off road parking for multiple vehicles and a landscaped wrap around garden.

Asking price of £630,000 Freehold

The property is traditionally constructed in stone with a part painted render and wooden cladded exterior with inset double glazed windows and doors set under a pitched tiled roof. Internal features include part glazed and hardwood ledged and braced doors with Suffolk latches, low voltage downlighters, moulded skirting boards and architraves, wooden panelling to dado height, sectional radiators, a feature wood burner and a combination of wooden boarded, slate and ceramic flooring. An LPG central heating system supplies domestic hot water and heating to radiators throughout.

The main entrance to the property is through a hardwood vertically boarded door into:

ENTRANCE HALLWAY:

A spacious entrance hallway. Window to front and external stable door with viewing panel to back accessing the rear garden. Turning staircase with quarter landing, oak balustrading and square newel posts up to first floor landing. Understairs storage cupboard housing the gas boiler. Doors into:

CLOAK ROOM:

Suite comprising a low level WC and pedestal wash basin. Extraction fan at high level.

LIVING ROOM: 5.13m x 5.38m (16'10" x 17'8")

A generously sized principal reception room with dual aspect windows to front and back elevations with countryside views. Feature contemporary wood burner with tall chimney flu set on a slate hearth.

UTILITY ROOM: 1.94m x 3.17m (6'4" x 10'5")

Window to back. Worktop with decorative tile design and wooden panelled cupboard set under. Space and plumbing for washing machine. Belfast sink with a tiled splashback and wooden supports. Recess with bespoke fitted shelving. Consumer unit at high level.

KITCHEN/DINING ROOM: 5.76m x 6.30m (18'11" x 20'8")

Triple aspect windows to front, back and side enjoying far reaching rural views. "L-shaped" quartz worktops with uprights along three walls and inset double ceramic Belfast style sink and side drainer. A range of sage wooden panelled cupboards and drawers set under with space and plumbing for dishwasher. Five ring Belling cooking range with double oven and matching extraction hood over. Matching wall mounted cabinets and space for American style fridge/freezer. Central island unit with hardwood worktop and a range of cupboards set under. A pair of part glazed doors into:

STUDY: 3.59m x 3.96m (11'9" x 12'12")

Window to side and French doors out to sun terrace. A range of bespoke fitted book shelving along two walls with cabinets set under.

FIRST FLOOR LANDING:

Feature tall window into the stairwell with far reaching countryside views. "L-shaped" landing with linen cupboard and roof access hatch. Doors into the following.

BEDROOM THREE: 3.40m x 3.27m (11'2" x 10'9")

Window to back with countryside views.

BEDROOM TWO: 3.00m x 4.40m (9'10" x 14'5")

Window to front with village views.

FAMILY BATHROOM:

Window to front. A contemporary suite comprising a low level WC, vanity unit with inset wash basin, bath with central mixer tap and double width shower enclosure with Victorian style mixer valve, separate handheld attachment and rain shower head. Tiling to dado height.

BEDROOM FOUR: 2.61m x 3.56m (8'7" x 11'8")

Window to front. Fitted wardrobe with hanging rail and ample storage.

BEDROOM ONE: 3.66m x 5.57m (12'0" x 18'3")

Dual aspect windows to back and side with views of the surrounding countryside. Wooden door with stained glass panel into:

EN-SUITE SHOWER ROOM:

Window to back. A contemporary suite comprising a low level WC, vanity unit with inset wash basin and corner fully tiled shower enclosure with Victorian mixer valve and rain shower head. Chrome ladder style radiator.

OUTSIDE:

At the front, there is a paved parking area with ample space for multiple vehicles. The landscaped gardens extend around three sides of the property, seamlessly blending with the neighbouring pastureland to create a picturesque rural backdrop with sweeping countryside views. A spacious elevated wooden patio with a pergola stands elegantly amidst the lawn, providing the perfect setting for alfresco dining and entertaining. Adjacent to the library and kitchen, a paved sun terrace offers additional seating with excellent levels of privacy. Tucked in the corner of the grounds stands a stone outbuilding with a concrete base and corrugated roof, ideal for storing garden equipment and machinery.

SERVICES:

Mains electric and water. LPG central heating system and private drainage. Council Tax Band F. EPC Rating D. Roof mounted solar panels with battery.

DIRECTIONS:

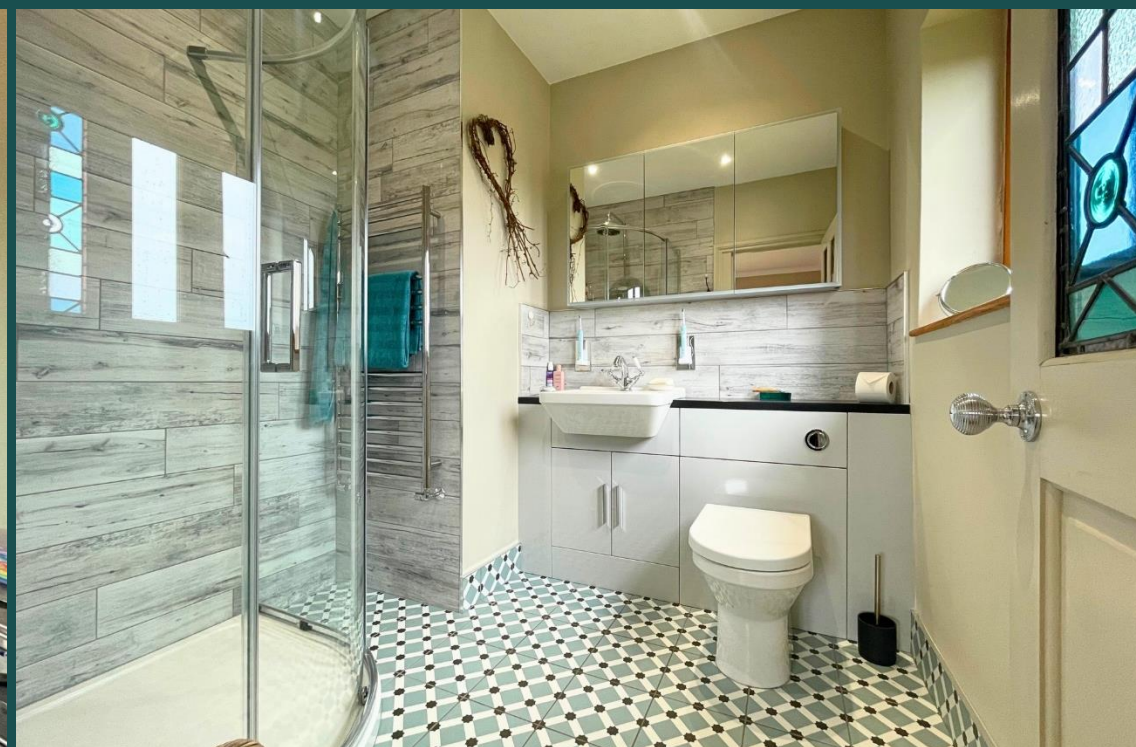
From Monmouth, take the B4293 to Trellech. Upon arriving in the village of Llanishen, the property is located on the left, directly opposite the Carpenters Arms pub.

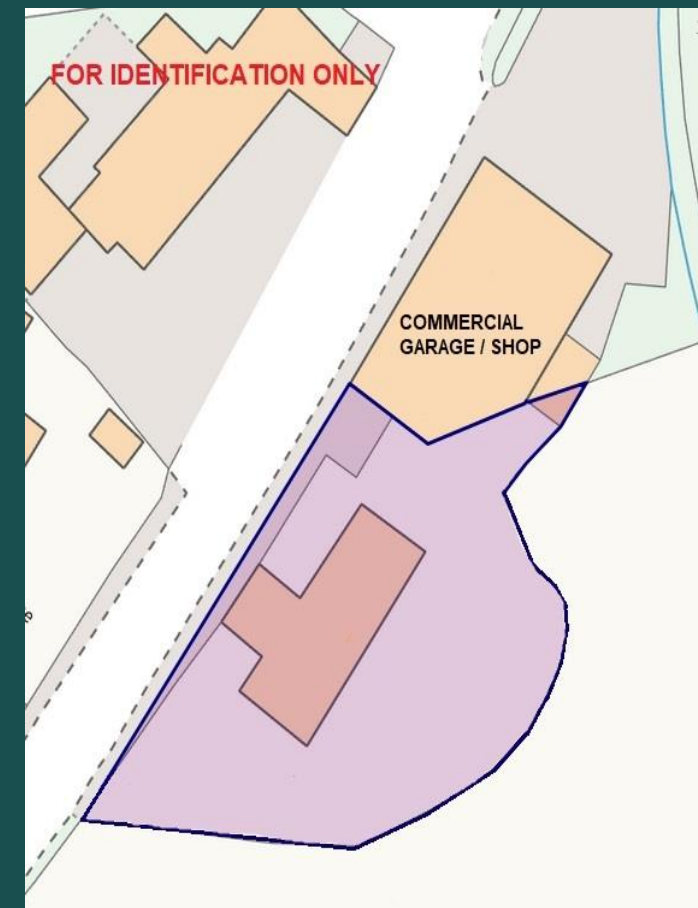
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- 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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