

Brooklands
Hereford Road, Monmouth



ROSCOE ROGERS KNIGHT

Town and country properties



Brooklands

Hereford Road, Monmouth

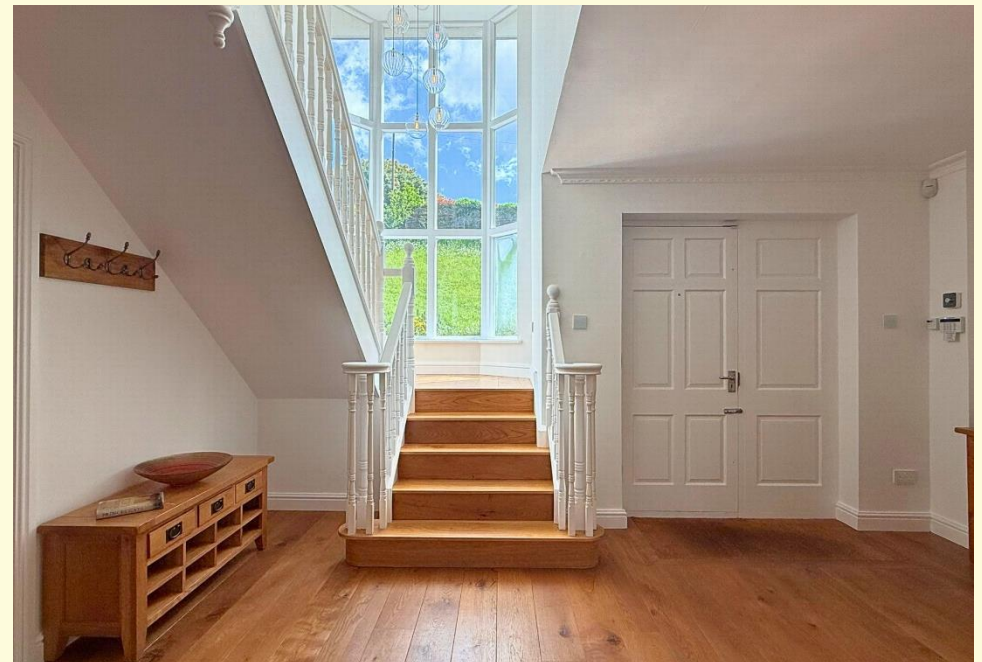
This substantial and exceptional modern town house was purpose built in the 80's to an extremely high standard. Set back from the Hereford Road, its idyllic, secluded location is within walking distance of the town centre and the renowned schools. Extending to almost 5000 ft² and very tastefully remodelled with high quality fixtures, fittings and finishes throughout. Its elevated aspect provides excellent levels of light and fine views across the town to open countryside beyond. Mature landscaped gardens, extensive parking and a detached two storey self-contained Annex.

Designed in a 1930's style and constructed with cavity walls and finished in local hand-crafted bricks with inset hardwood double glazed wooden windows and doors all under plain clay tiled roofs. The majority of the internal woodwork is painted hardwood with natural oak panelled and part glazed doors as well as moulded joinery throughout. Floors are a combination of engineered oak, ceramic and carpeted. There are coved ceilings, low voltage downlighting with touch operated light switches to most rooms as well as ample TV, BT and power points throughout. Mains gas fired central heating with thermostatically controlled standard and contemporary radiators.

The approach to the main entrance is up steps set under a feature high cloaked roof with raked boarded soffits and brick support pillars, featuring a full height bay window. Through a panelled front door with side panel into:

SPLIT LEVEL, RECEPTION HALLWAY: 5.43m x 4.95m (17'10" x 16'3") Approx.

Set within the tall three-sided bay window is the staircase with half landing and turned newels, balustrades, moulded handrails and oak treads leading to the first floor. Doors into the following;



CLOAKROOM:

East facing window. White contemporary suite comprising low level WC, curved fronted basin set into vanity unit with drawers under and illuminated mirror set in recess above. Built in storage cupboard with drawers and consumer unit.



SITTING ROOM: 4.98m x 3.96m (16'4" x 12'12") Approx.

Part glazed door and window out to patio and west facing picture window with garden views. Recessed bookshelves, bespoke TV housing and fireplace recess.



DRAWING ROOM: 6.96m x 5.41m (22'10" x 17'9") Approx.

East facing feature bay window overlooking the garden, south facing "L" shaped glazing with windows overlooking the split-level covered patio. White polished stone fireplace and mantle with inset multi-burner and raised black slate hearth.



DINING ROOM: 4.67m x 4.67m (15'4" x 15'4") (into bay) Approx.

West facing bay with a pair of doors out to the sun terrace and garden. Victorian fireplace with slate hearth and inset feature floral tiled panels. Oak steps to up to:



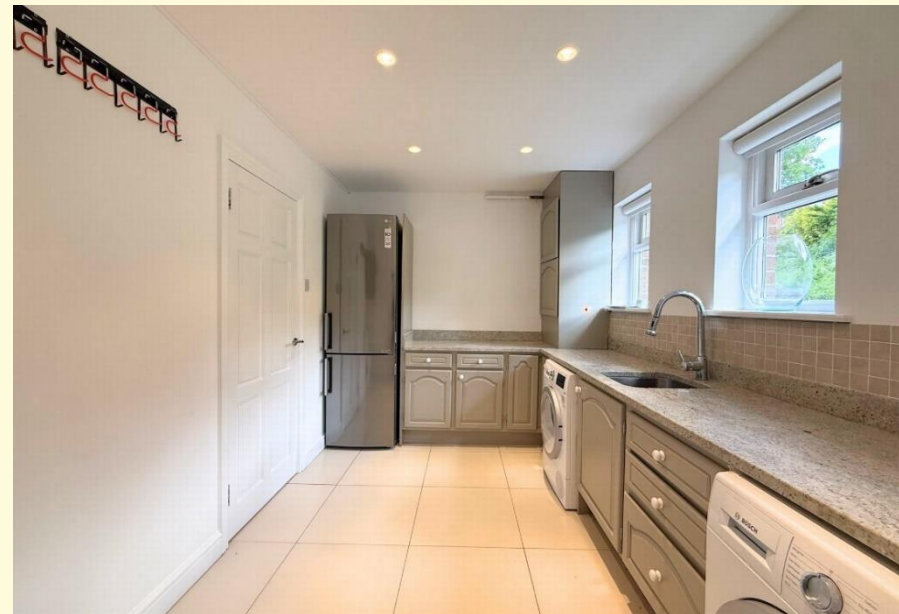
OPEN PLAN KITCHEN/BREAKFAST ROOM: 6.60m x 4.95m (21'8" x 16'3") Approx.

West facing picture window and feature bay window and window to side. with attractive garden views. Extensive range of luxury German "Hacker" panelled dove grey fronted cupboards and drawers set under "L" shaped polished granite work tops, upstands and ceramic tiling above with inset double bowled stainless steel sink with extendable mixer tap. Matching peninsular range with inset Siemens five ring hob. Built in dishwasher. Complimentary dresser with glass fronted doors and built-in wine rack. Along one wall is a bank of full height matching units with integral Siemens double ovens, grill, microwave, coffee machine, fridge and freezer and fully shelved pantry cupboard. White ceramic tiled floor throughout. Door accessing Link and door back into Reception Hallway. Door into;



UTILITY ROOM: 3.96m x 2.50m (12'12" x 8'2") Approx.

Three east facing windows. "L" shaped matching units with granite tops and upstands and ceramic tiling above with inset single bowl stainless steel sink with extendable mixer tap. Plumbing for a washing machine and dishwasher and space for a tumble drier. Tall cupboard housing larder fridge. Wall units one housing a recently fitted Worcester Bosch wall mounted mains gas boiler providing domestic hot water and central heating. Matching ceramic floor tiles.



From Reception Hallway up stairs to;

'U' SHAPED, SPLIT LEVEL, GALLERIED LANDING:

With matching balustrading and handrails. Access trap to roof space. Pair of doors with activated light into: WALK IN AIRING CUPBOARD: With extensive slatted shelving. Sealed central heating system with high-capacity hot water tank, heat exchanger and controls.

Doors lead into the following:

PRINCIPAL BEDROOM SUITE: 6.91m x 3.58m (22'8" x 11'9") Approx.

South and east facing windows. Walk-in wardrobe with drawers, shelves and hanging rail.



EN SUITE BATHROOM:

East facing window. White contemporary suite comprising; low level WC, square basin set into vanity unit with drawers and illuminated mirror over. Pegasus whirlpool bath with mixer taps. Shower cubicle with pivot door mixer valve with head on adjustable rail. Ceramic tiling to walls and floor. Chrome ladder radiator.



BEDROOM 2: 5.00m x 3.86m (16'5" x 12'8") Approx.

West facing dormer window with attractive town and countryside views. Double doors into wardrobe. Door into:



EN-SUITE SHOWER ROOM:

White contemporary suite comprising; Walk in double shower with glazed screen and mixer valve with rain head and head on adjustable rail. Low level WC and curved bowled vanity unit with curved drawers and illuminated mirror over. Feature low-level lighting. Ceramic tiling to floor and walls.



BEDROOM 3: approx. 4.52m x 3.99m (14'10 x 13'1)

West facing dormer window with far reaching views. Part raked ceiling. Built in wardrobe with shelves and hanging rails.



FAMILY BATHROOM:

East facing triangular shaped window. White contemporary suite comprising; low level WC, pedestal and basin with illuminated mirror over. Bath with tiled sides. Corner set shower unit with curved pivot door and mixer valve with head on adjustable rail. Ceramic tiling to walls and floor. Chrome towel radiator.



BEDROOM 4: 3.66m x 4.50m (12'0" x 14'9") Approx.

East facing window.



BEDROOM 5: 4.52m x 3.73m (14'10" x 12'3") Approx.

West facing window with attractive views, built in double wardrobe with shelves, hanging rails with cupboard above. Door into;



EN-SUITE SHOWER ROOM:

West facing window. White contemporary suite comprising; low level WC, rectangular basin and pedestal with illuminated mirror over. Corner shower unit with sliding curved doors and mixer valve with head on adjustable rail. Ceramic tiling to walls and floor. Chrome towel radiator.



From Open Plan Kitchen, door and step down to;

HALLWAY LINK TO NORTH WING:

Two west facing part-glazed doors leading out to a patio area, east facing window and part glazed panelled door out to the front drive. Sliding doors into cloaks cupboard with hanging rail. Roof access trap. Doors into;

SHOWER ROOM:

Window to side with frosted glass. White suite comprising low level WC, wall mounted basin with illuminated mirror over. Corner set shower unit with curved sliding doors and mixer valve with head on adjustable rail. Ceramic tiling to walls and floor. Chrome ladder radiator.

SITTING/LEISURE ROOM: 5.38m x 5.21m (17'8" x 17'1")

East facing window and a pair of west facing part glazed doors out to paved terrace and garden. Space and provision for services for kitchen to be fitted. Cupboard housing consumer unit and services. An open winding staircase with square balustrades and newels leads up to;



FIRST FLOOR BEDROOM/HOME OFFICE: 5.54m x 5.44m (18'2" x 17'10") Approx.

East and west facing dormer windows with garden and countryside views. Part raked ceilings. Roof access trap.



OUTSIDE:

The splayed entrance is shared by just three other properties with a sweeping tarmac driveway with attractive shrubbery on each side. This distinguished house is the first on the right with a wide-open plan tarmac drive providing extensive parking which extends along the back of the property and to the self-contained detached Guest Annex.

THE GROUNDS:

Totalling approximately three quarters of an acre, the landscaped gardens to the front have extensive natural stone paved and sculpted lawned sun terraces complimented by well-stocked flower and rose beds with established shrubs all set behind a well-established hedgerow with interspaced trees at the front providing excellent levels of privacy. At the end of the property is an attractive split-level covered, stone paved sun terrace and behind the house lawns slope up to the driveway with low maintenance garden area with planted shrubs. At the far end of the house is the Guest Annex with paving to front and side and a path at the back leading to a concrete base suitable for an outbuilding or greenhouse and an area beyond that has potential to be a vegetable garden.

DETACHED SELF-CONTAINED GUEST ANNEX:

Entered via a part glazed, hardwood external door. Formerly a double garage it is set on two floors and constructed in matching materials and tastefully converted to create the following;

OPEN PLAN LIVING ROOM/KITCHEN: 5.80m x 5.88m (19'0" x 19'3") Approx.

Two windows to front. Along one wall is a worktop with inset single drainer sink and electric hob with cupboards and drawers set under with matching wall unit. Door into;



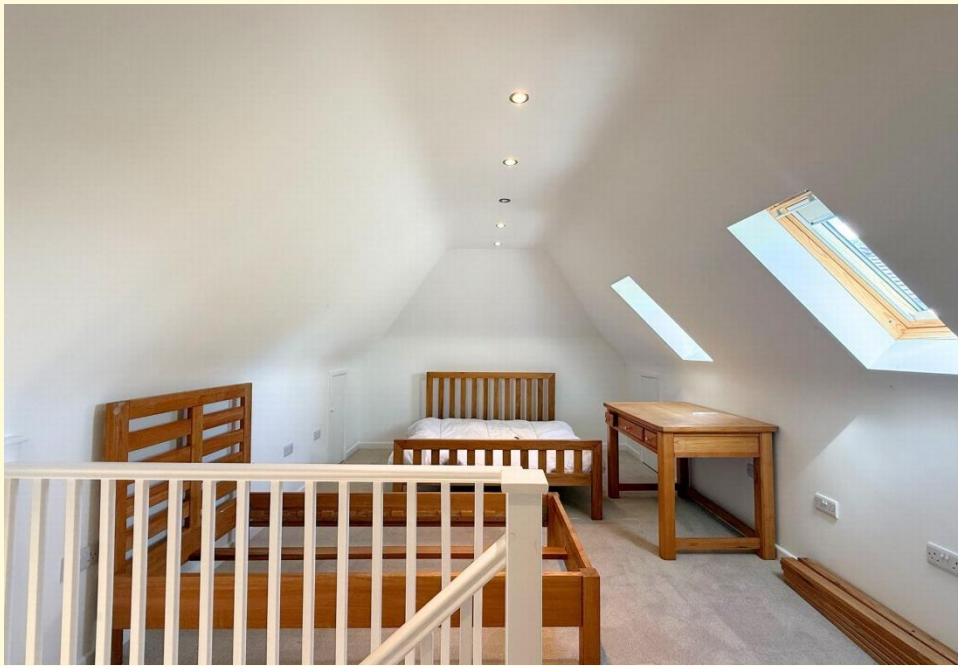
SHOWER ROOM:

White suite comprising; white suite with low level WC, basin and pedestal and corner shower with curved doors and head on adjustable rail. Cupboard housing electric domestic hot water heater.

Stairs with square balustrades and newels leading up to;

GALLERIED BEDROOM: 3.43m x 5.91m (11'3" x 19'5")

Two west facing roof lights set into raked ceilings. Part glazed door at the back out to external wooden staircase. Storage recess.

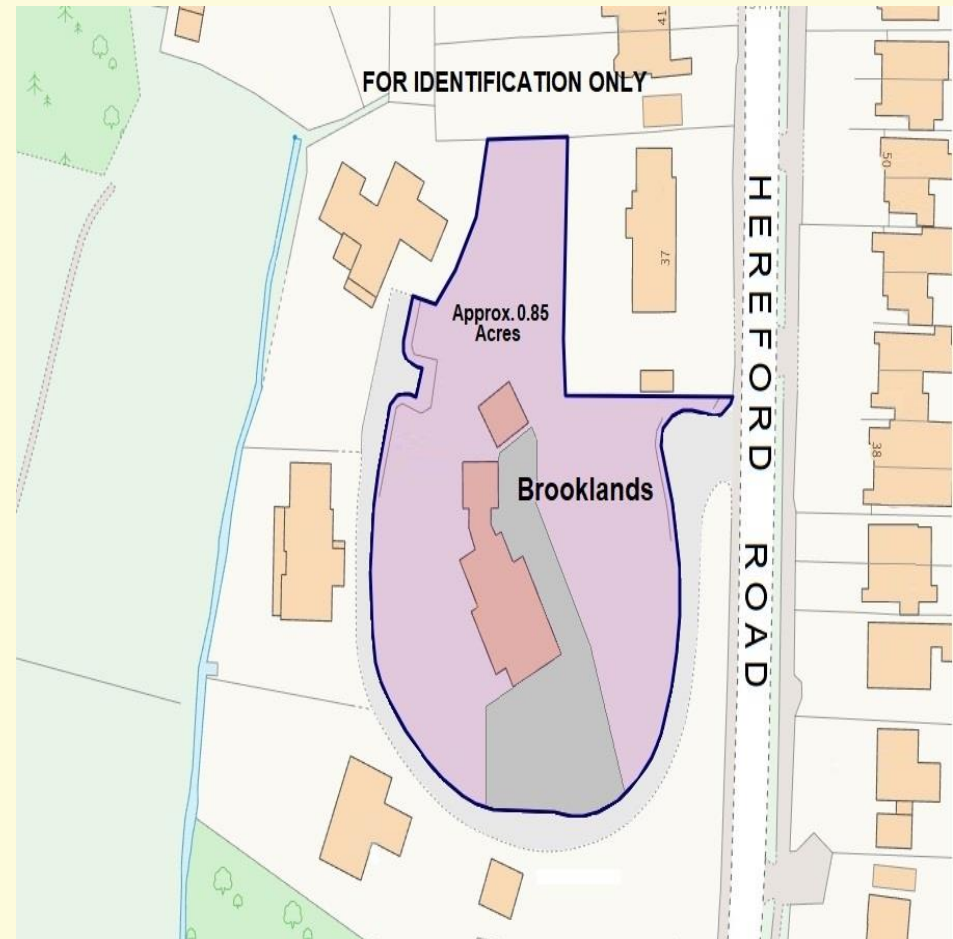


SERVICES:

Mains water, electricity and a private pumped drainage up to the main sewer. Gas fired central heating; BT subject to regulations. Local Authority: Monmouthshire County Council tax band: I & EPC: D.

DIRECTIONS:

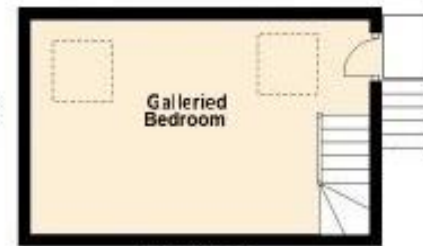
From the office go along Priory Street to the traffic lights and turn left up the Hereford Road. Pass under the foot bridge of the Haberdashers' School for Girls and take the next into a splayed entrance that has been formed within a brick wall. Go down driveway and Brookland is the first property, set over to your right.



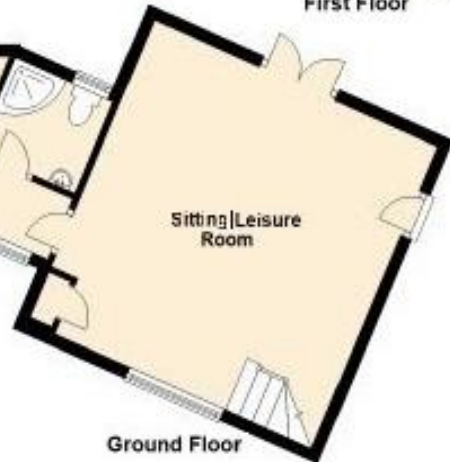
Asking price of £1,200,000 Freehold



Self contained Annex



Total area: approx. 450.1 sq. metres (4845.0 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(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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