

The Hawthorns

Highfield Road, Osbaston



ROSCOE ROGERS KNIGHT
Town and country properties



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Highfield Road, Osbaston, Monmouth

Enjoying a prime elevated position with breathtaking, far-reaching views across the rolling Monmouthshire countryside, this immaculately presented and beautifully maintained two double-bedroom dormer bungalow also benefits from a versatile loft room, ideal for a range of uses. The property offers exceptionally bright and spacious accommodation, enhanced by a wealth of high-quality fixtures and fittings throughout. Outside, there are level wrap-around gardens, a detached garage and off-road parking for multiple vehicles.

Originally built in the 1950s, the property features an attractive combination of textured and smooth rendered elevations, complemented by uPVC double-glazed windows and doors beneath a pitched tiled roof. Internally, the home is finished to a high standard and includes a feature double-sided wood-burning stove, low-voltage recessed downlights, moulded skirting boards and architraves, panelled and partially glazed internal doors, and a tasteful mix of timber flooring, carpets and ceramic tiles. A gas-fired central heating boiler provides domestic hot water and supplies radiators throughout the property.

The main entrance to the property is from the driveway and through a wooden panelled door with a coloured glass viewing panel into:

ENTRANCE HALLWAY:

Under-stairs storage cupboard with full-height wooden slatted shelving. Doors into the following:

KITCHEN/BREAKFAST ROOM: 4.42m x opening up to 5.41m (14'6" x 17'9")

An incredibly spacious room with dual-aspect windows to the side elevations. 'L'-shaped laminate worktop with a tiled splashback surround and inset one-and-a-half bowl stainless steel sink with side drainer. An extensive range of cupboards and drawers set beneath, with space and plumbing for a dishwasher, washing machine and tumble dryer. Electric cooker with four-ring hob, grill and oven with a concealed extractor hood over. Complementary wall-mounted cabinets and tall units with a recess housing a fridge/freezer. Through a part-glazed door into:



INNER HALLWAY:

Window to side. Door into:

PRINCIPAL BEDROOM: 4.23m x 5.51m (13'11" x 18'1")

A generously proportioned principal bedroom suite with dual-aspect windows enjoying far-reaching countryside views. Door into a walk-in wardrobe with shelving, hanging rails and ample storage along two walls. Roof access hatch. Door into:

**EN-SUITE SHOWER ROOM:**

Frosted window to side. A white, contemporary suite comprising a low-level WC, vanity unit with inset wash basin and double-width, fully tiled shower enclosure with rain shower head, mixer valve and separate handheld attachment on an adjustable chrome rail. Chrome ladder-style radiator. Extractor fan at high level.

**BEDROOM TWO: 3.02m x 3.96m (9'11" x 12'12")**

Window to front with garden views. Integrated wardrobe along one side with hanging rails, shelving and storage cabinets above.



FAMILY BATHROOM:

Frosted window to rear. A white suite comprising a low-level WC, pedestal wash basin and bath with mixer tap and shower attachment on an adjustable chrome rail. Cupboard housing the wall-mounted gas boiler.

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

A delightful principal reception room with excellent levels of natural light, divided by a chimney breast housing a double-sided wood-burning stove set on a tiled hearth.

**DINING AREA: 4.26m x 3.05m (13'12" x 10'0")**

Window to rear and a pair of French doors to the side, opening onto the raised sun terrace.

**LIVING AREA: 3.75m x 5.54m (12'4" x 18'2")**

Window to front and bay window with seating to the side, capitalising on the attractive countryside views.



From the entrance hallway, through a door and up a staircase with wooden balustrading to:

LOFT ROOM: 3.50m x 6.31m (11'6" x 20'8")

Vaulted ceiling with dormer window to the front and skylight to the rear, offering pretty countryside views. Ample under-eaves storage.



OUTSIDE:

The property is approached from Highfield Road via a tarmac driveway with parking for multiple vehicles and providing access to:



DETACHED SINGLE GARAGE: 4.49m x 3.31m (14'9" x 10'10")

Matching the construction of the main residence, with a concrete base, up-and-over garage door to the front and part-glazed wooden door to the rear, all beneath a pitched tiled roof. Power and lighting. To the rear is a lean-to, which could be utilised for garden storage or bicycles.



GARDENS:

The beautifully landscaped gardens wrap around three sides of the property and are predominantly laid to lawn, complemented by well-stocked herbaceous borders and enclosed by mature hedgerows and traditional stone walling. To the side of the property is a delightful orchard of apple trees, together with a gravelled area dedicated to growing fruit and vegetables, offering a variety of home-grown produce. Steps rise to an extensive raised sun terrace adjoining the dining room, creating the perfect setting for outdoor seating and entertaining while taking full advantage of the uninterrupted, far-reaching countryside views.



SERVICES:

Mains gas, electricity, water and drainage. Council Tax Band F. EPC Rating D.

DIRECTIONS:

From our office, turn left at the traffic lights onto Monk Street and proceed up Hereford Road. Near the brow of the hill, turn left onto Highfield Road. Continue straight along this road and The Hawthorns can be found after a short distance on the left-hand side.

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.

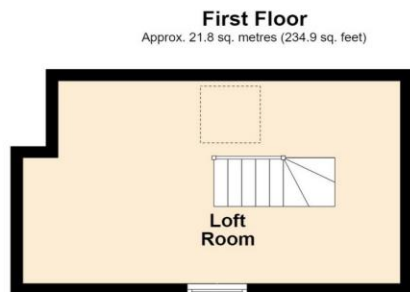
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Asking price of £595,000



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Total area: approx. 155.2 sq. metres (1670.9 sq. feet)

