

3 Hill Farm Close The Kymin, Monmouth



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Town and country properties



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Set within a small, select cul-de-sac and enjoying a tucked-away position overlooking an attractive countryside backdrop, this elegantly presented and meticulously maintained four double-bedroom executive family home offers bright and spacious accommodation arranged over two well-appointed floors. The property benefits from a wealth of quality fixtures and fittings, fine rural views, an enclosed rear garden, an integrated garage and off-road parking for at least 3 vehicles.

Asking price of £665,000 Freehold

Originally built in 2005, the property is traditionally constructed with inset wooden-framed doors and sash windows, all set beneath pitched tiled roofs. Internally, the property features moulded skirting boards and architraves, wooden-panelled and part-glazed doors, cornicing and ceiling roses, a feature fireplace, and a combination of travertine, ceramic-tiled and carpeted flooring. Mains gas boiler and a bank of solar panels provide domestic hot water and heating via radiators throughout.

The main entrance to the property is from the front, under a canopy entrance and through a part-glazed door into:

ENTRANCE HALLWAY:

Staircase with wooden balustrading and turned newel posts leading up to the first-floor landing area. Cloaks cupboard with automated light and full-height shelving. Doors into the following:

SITTING ROOM: 3.76m x 3.67m (12'4" x 12'0")

Two windows to front elevation.

DINING ROOM: 3.97m x 2.32m (13'0" x 7'7")

Two windows to front elevation.

LIVING ROOM: 5.84m x 3.97m (19'2" x 13'0")

An incredibly bright principal reception room with bi-fold doors to the rear, providing access to the paved sun terrace. Fireplace, with decorative wooden surround and mantel with lined flue for wood-burner to be fitted if required.

KITCHEN/BREAKFAST ROOM: 6.57m x 3.07m (21'7" x 10'1")

Two windows to the rear and French doors opening onto the rear garden and terrace. Granite work surfaces along two walls with a tiled splashback surround and inset one-and-a-half-bowl stainless steel sink and side drainer. An extensive range of panelled cupboards and drawers set beneath, with integrated fridge and dishwasher. Britannia cooking range with double oven and six-ring gas hob, with matching stainless steel extraction hood over. Complementary wall-mounted cabinets, some with glazed fronts and display shelving. Space for an American-style fridge/freezer. Consumer unit at high level. Doors into the following:

CLOAKROOM:

A white suite comprising a low-level WC and pedestal wash basin. Extraction fan at high level.

GARDEN ROOM: 3.12m x 4.97m (10'3" x 16'4")

Glazed to three sides with tri-fold doors opening onto the garden, all set beneath a pitched glazed roof with "Celcius" heat reflecting glass and electrically operated roof light. Internal window and door into:

INTEGRATED GARAGE: 5.09m x 4.97m (16'8" x 16'4")

With a concrete base and remotely operated electric roller door to the front. Space and plumbing for washing machine/tumble dryer. Wall-mounted boiler and solar panel controls.

From the entrance hallway, up a turning staircase to:

FIRST FLOOR LANDING:

Window to front. Roof access hatch with ladder up to boarded roof space with lighting. Linen cupboard housing solar controls and full-height shelving. Doors into the following:

BEDROOM THREE: 3.70m x 3.64m (12'2" x 11'11")

Two windows to front elevation with countryside views.

PRINCIPAL BEDROOM SUITE: 4.67m x 3.97m (15'4" x 13'0")

A generously proportioned principal bedroom with two windows to front elevation. Wide, arched opening into:

DRESSING AREA:

Integrated wardrobes along two walls with hanging rails, shelving and ample storage. Door into:

EN-SUITE BATHROOM:

Frosted window to rear. Suite comprising a low-level WC, pedestal wash basin, bath with mixer taps and fully tiled shower enclosure with wall-mounted mixer valve and head on adjustable chrome rail. Tiling to half height. Extraction fan at high level.

FAMILY BATHROOM:

Frosted window to rear. A white suite comprising a low-level WC, pedestal wash basin, bath with mixer tap and fully tiled shower enclosure with wall-mounted mixer valve and head on adjustable chrome rail. Tiling to half height. Extraction fan at high level.

BEDROOM FOUR: 3.61m x 3.79m (11'10" x 12'5")

Two windows to rear with views of the surrounding countryside.

BEDROOM TWO: 4.81m x 4.04m (15'9" x 13'3")

Two windows to the front elevation. Integrated wardrobe with hanging rail, shelving and ample storage. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to rear. Suite comprising a low-level WC, pedestal wash basin and double-width, fully tiled shower enclosure with wall-mounted mixer valve and head on adjustable chrome rail. Tiling to half height. Extraction fan at high level.

OUTSIDE:

To the front of the property, there is parking for at least 3 vehicles, with a paved pathway running around the perimeter and two side gates providing access to the enclosed rear garden. The garden is chiefly laid to lawn and complemented by well-stocked herbaceous borders. A paved sun terrace adjoins the kitchen and garden room, creating an ideal space for alfresco dining and entertaining while making the most of the property's south-facing position. There is an external power socket and a useful wooden shed to the side, providing storage for garden equipment. The garden is fully enclosed by wooden fencing.

SERVICES:

Mains gas, electricity, water and drainage. Council Tax Band H. EPC Rating B. The solar panels are South facing and owned by the vendors with a feeding tariff back to the grid.

DIRECTIONS:

From the A40, cross the Wye Bridge and, at the mini roundabout, take the first exit up the A4136 towards Coleford and The Forest of Dean. At the first brow and a right-hand bend, take the next sharp right-hand turning signposted The Kymin. After approximately 400m, turn right on the left-hand bend down the formal drive. At the bottom of the hill is a small development, and Number 3 is the second property on the left as you turn into the cul-de-sac.

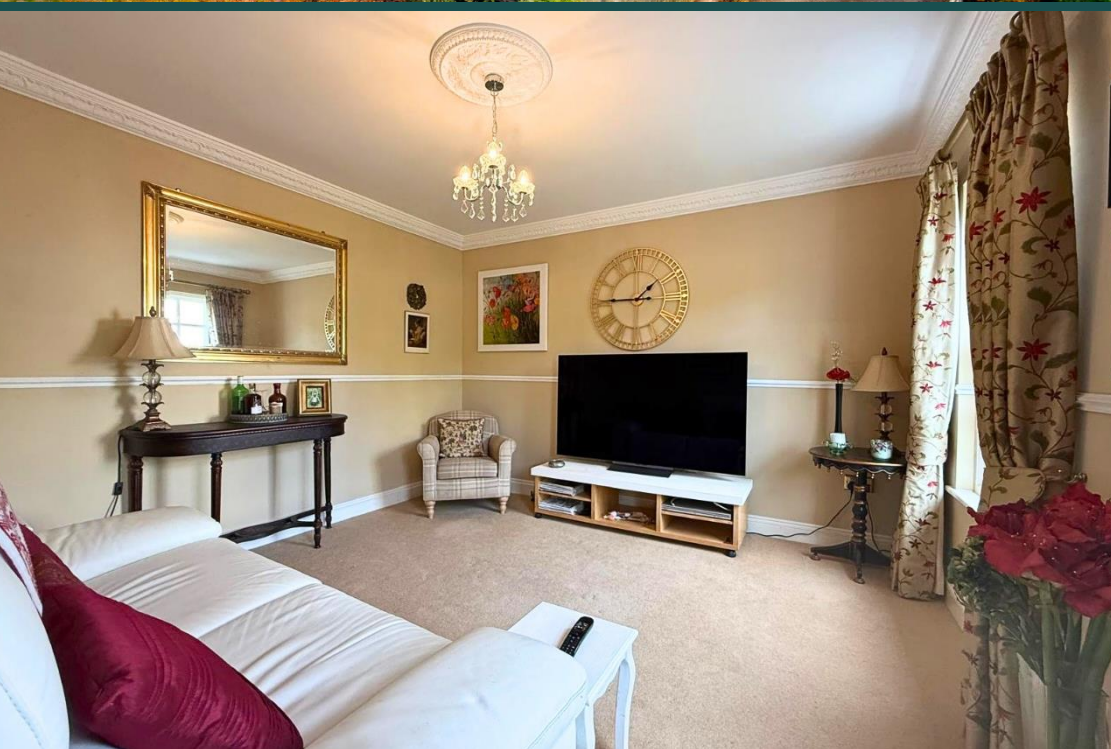
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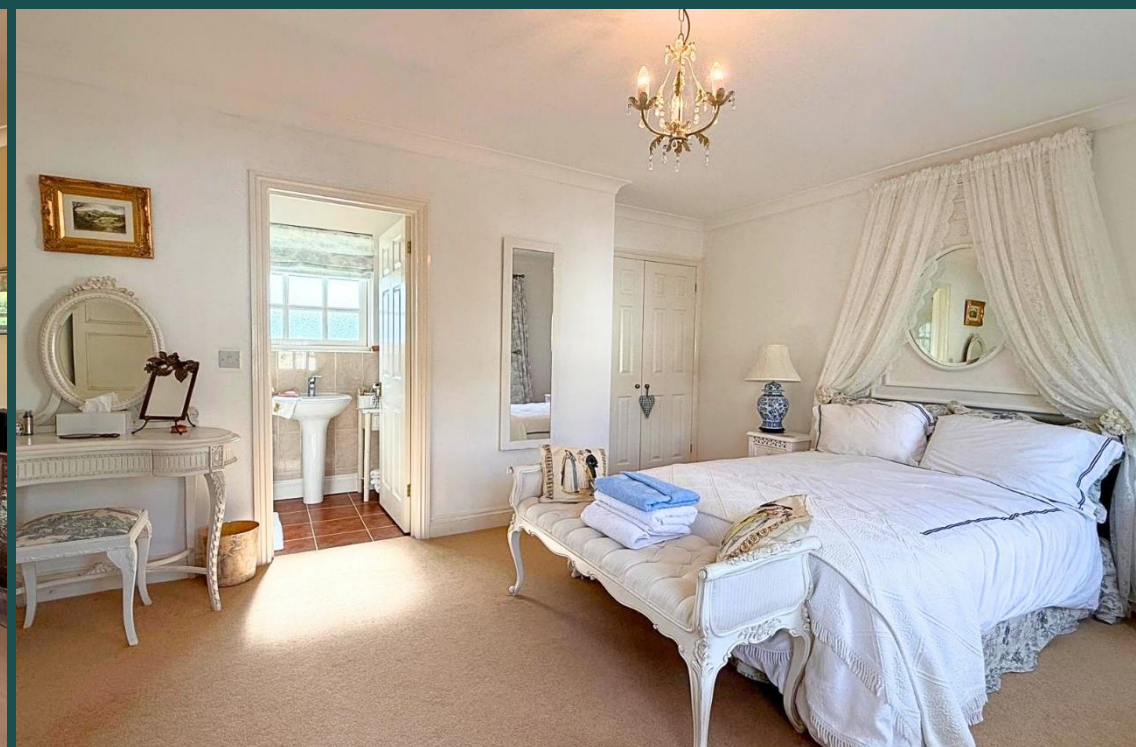
UNDER NO CIRCUMSTANCES TRY TO ACCESS THE PROPERTY VIA A PRIVATE DRIVE UP FROM WYESHAM.

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.

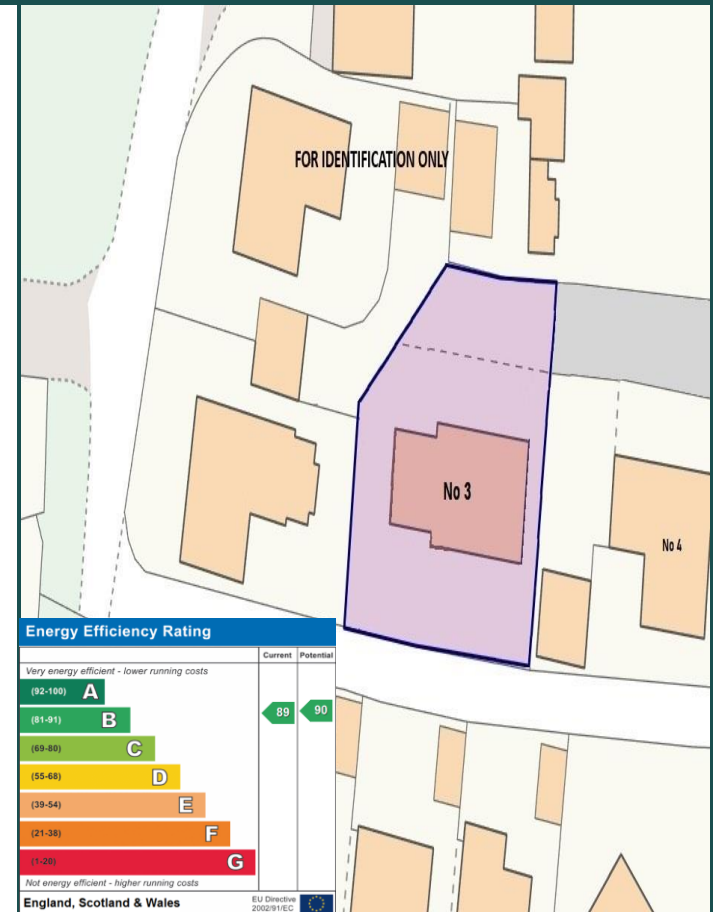








Total area: approx. 265.5 sq. metres (2857.3 sq. feet)



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk