



1 The Hawthornes

Raglan, Usk

Monmouthshire NP15 2HF

A superb opportunity to acquire a detached, four bedroom family home situated on a corner plot in the sought after village of Raglan.

- Detached four bedroom family home
- Recently upgraded by the current vendors
- Within walking distance to local amenities
- Front and rear gardens with pond
- Garage currently used as a workshop



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1 The Hawthornes

Raglan, Usk, Monmouthshire NP15 2HF

A delightful four bedroom family home situated in the highly sought-after village of Raglan.

The property is within close proximity to many of the local amenities including the local primary school, shops and public houses. Situated on a corner plot, the property boasts both front and rear gardens which are mainly laid to lawn.

Monmouth - 8 miles
Abergavenny - 11 miles
M4 / Newport - 20 miles
Cardiff - 32 miles

Location & Situation

1 The Hawthornes enjoys a desirable position within the village of Raglan, not far from the prestigious Welsh Border towns of Monmouth & Abergavenny.

Raglan offers a number of local amenities, including Village Shop, Doctors Surgery, Pharmacy, Post Office and Public Houses including the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a Primary School.

Further comprehensive shopping and leisure amenities are situated at Monmouth and Abergavenny, with more extensive facilities at Newport, Bristol and Cardiff, all within 45 minutes drive.

Excellent road connections exist at Raglan, with the nearby A40 / A449 providing access to the M4 / M50 and M5. A bus stop upon the Monmouth / Abergavenny bus route is situated just a short walk from the property.

The historic border town of Monmouth is just 8 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School.

Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away.



1 The Hawthornes Residence

Step in to the vast entrance hall, which is useful for hanging coats and storing shoes. This is open to the kitchen and dining area.

The kitchen / diner has been upgraded by the vendors. It comprises of wall and base units, which have been uniquely renovated using reclaimed wooden fronts. A central island with mixer tap and white gloss base units is an attractive feature in this room. There is space for a fridge / freezer and dishwasher. The 'Belling' cooker is included in the sale. A handmade, reclaimed Oak breakfast bar is positioned underneath the kitchen window with views over the garden.

There is a useful utility cupboard that has been added on to the kitchen. It houses the white goods and provides extra storage. It can also be accessed externally and is utilised as bike shed.

Sliding patio doors lead out to the front garden, which comprises of a decking area perfect for al-fresco dining during the summer evenings.



The sitting room is bright and airy with 2 large windows to the front aspect. A woodburning stove stands proudly as the main focal point in the room.

There is a cloakroom with a w.c., wash hand basin and vanity unit.

Upstairs, there are 4 bedrooms. The principal bedroom has a dual aspect view overlooking both the rear and side gardens. There are fitted wardrobes in this room, which also houses the boiler.

Bedroom 2 also overlooks both aspects of the garden and is currently utilised as a large office. Bedrooms 3 and 4 both have pleasant views overlooking the front and rear gardens.

The family bathroom comprises of a white suite to include a bath, w.c., wash hand basin with vanity unit and shower cubicle.



Outside

The property is approached via a pedestrian gate at the side of the property. The gardens are enclosed with mature hedging and shrubs. Both front and rear gardens are mainly laid to lawn, there is a wooden garden shed useful for storage.

There is a garage with an up and over door which is currently used as a workshop and for further storage. There is potential to create a driveway for off-road parking, subject to any necessary planning consents.

Services

1 The Hawthornes benefits from mains gas, mains water, mains electric and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 1 The Hawthornes are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.



Local Authority

Monmouthshire County Council – Tel 01633 644644.
The property is classified as Band F for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method

The property is offered for sale by Private Treaty.

Directions

At Raglan roundabout, take the exit signposted Raglan. Continue along the 30 mph zone through the village until reaching the Church on your right hand side. At this junction turn right, continuing along Chepstow Road. Upon reaching the junction on your right signposted 'Fayre Oaks' – turn right. The Powells For Sale board will shortly be found on your right handside.

Viewings

Strictly by appointment with Powells – 01600 714140.



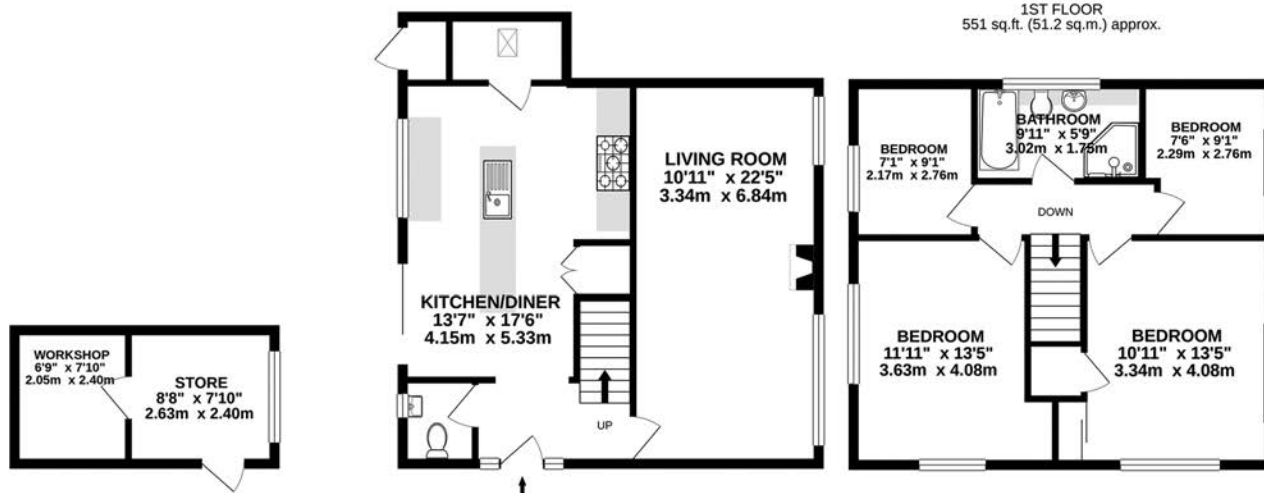
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Floorplan

GROUND FLOOR
706 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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