



11 THE GARDENS

MONMOUTH | MONMOUTHSHIRE

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BLENDING THE EASE OF TOWN LIVING WITH THE CHARACTER AND SERENITY OF A RURAL RETREAT, THIS INVITING DETACHED FOUR-BEDROOM FAMILY HOME ENJOYS A DESIRABLE POSITION WITHIN WALKING DISTANCE OF MONMOUTH'S HISTORIC TOWN CENTRE.

- Well presented detached family home •
- Four double bedrooms, en-suite and family bathroom •
 - Large light & airy sitting/dining room •
 - Study that could be utilised as 5th bedroom •
- Mature gardens totalling 0.4 of an acre designed by a local award-winning garden designer •
- Panoramic townscape and countryside views •
- Situated in the sought after residential area of The Gardens •
 - Walking distance to local amenities which Monmouth town has to offer •
 - Car port and driveway parking •
 - Offered with no onward chain •

DISTANCES FROM 11 THE GARDENS

Monmouth Town Centre 0.2 miles

Ross on Wye 12.7 miles • Usk 14.2 miles • Chepstow 17.3 miles
Abergavenny 18 miles • Hereford 18.3 miles • Bristol 33.5 miles
Cardiff 36.5 miles • London 140.4 miles

Abergavenny Train Station 17.4 miles

Chepstow Train Station 17.5 miles • Bristol Parkway Station 29 miles

Bristol Airport 51.1 miles • Cardiff Airport 51.6 miles

Birmingham Airport 78.6 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Gardens is conveniently located between Hereford Road and Dixon Road in a slightly elevated position, enjoying views of the surrounding Monmouthshire countryside, across Monmouth town and St Mary's Church. 11 The Gardens is conveniently within flat walking distance of Monmouth town centre, just 300 metres away. Monmouth is a vibrant market town that perfectly blends history, culture, and community spirit. Steeped in heritage, this picturesque town sits at the confluence of the Rivers Wye and Monnow, offering breathtaking scenery and a peaceful, riverside lifestyle.

The town has a remarkable history — it was the birthplace of Charles Rolls, co-founder of Rolls-Royce, and is home to the world-famous Rockfield Studios, where iconic artists such as Queen, Oasis and Coldplay recorded some of their most celebrated albums. Cultural highlights include the historic Monnow Bridge, the only remaining fortified river bridge in Britain, alongside the Shire Hall, which hosts regular events, markets, and exhibitions.

Monmouth boasts a wealth of independent shops, cosy cafés, traditional pubs, and award-winning restaurants, creating a warm and welcoming atmosphere. The town is home to excellent schools, including the renowned Haberdashers Monmouth School, just a stone's throw from the property, Llangattock School Monmouth with Montessori Nursery, three primary schools and state of the art Monmouth Comprehensive School.

Outdoor enthusiasts will love the abundance of walking and cycling routes, from gentle riverside strolls to more adventurous trails through the surrounding woodlands and hills.

With convenient road links to Abergavenny, Hereford, Bristol, and Cardiff, Monmouth offers all the charm of rural living with easy access to city amenities. Whether you're drawn by its rich history, natural beauty, or relaxed lifestyle, Monmouth is a truly special place to call home.

THE PROPERTY

A beautifully presented home, 11 The Gardens sits within mature grounds of approximately 0.4 acres. Dating back to the 1930s, the property has been sympathetically extended over time and enjoys delightful views towards The Kymin and the surrounding countryside.

The property benefits from three entrances. The side door, accessed from the driveway, leads into a utility room with slate flooring that continues through to the kitchen and living areas. The utility room includes a Belfast sink, base units, and a larder cupboard, and flows seamlessly into the kitchen. The kitchen is fitted with a range of base units and a cooker, providing ample space for a dining table and chairs, and features a charming bay window overlooking the front gardens.

From the kitchen, a door opens into a bright and spacious sitting/dining room, enjoying dual-aspect windows and Velux skylights that fill the space with natural light, truly the heart of the home. Double doors lead through to the study, which benefits from a bay window and a fireplace with log burner. This room could easily be converted into a fifth bedroom, if required.

A door from the study leads to an inner hallway, giving access to three double bedrooms and a modern, well-equipped shower room. The hallway also connects to the central hall, which links back to the main living area and the utility room. This area provides space for a second study and features an oak staircase leading to the principal bedroom.

The principal bedroom offers fitted wardrobes and Velux windows framing stunning views over Monmouth town and towards The Kymin. Completing the accommodation is a stylish en suite shower room, serving the principal suite.



OUTSIDE

11 The Gardens occupies approximately 0.4 of an acre in an elevated position, commanding spectacular views over Monmouth town and the surrounding countryside. The grounds were beautifully landscaped by an award-winning local garden designer and feature a wildflower meadow, mature trees, and a large pond with decking and a patio perfectly positioned to make the most of the views. The garden boasts a wide variety of rare plants and shrubs, a substantial hardwood greenhouse, a carport, and three well-maintained storage sheds. In addition, there are several raised beds ideal for growing vegetables.

KEY INFORMATION

Services: Mains water, gas, electricity and drainage.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

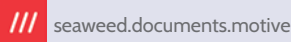
Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: Leaving Monmouth town on Priory Street, take a left at the traffic lights onto The Parade and the second right onto The Gardens. As the road bends to the left, number 11 can be found on the left hand side.

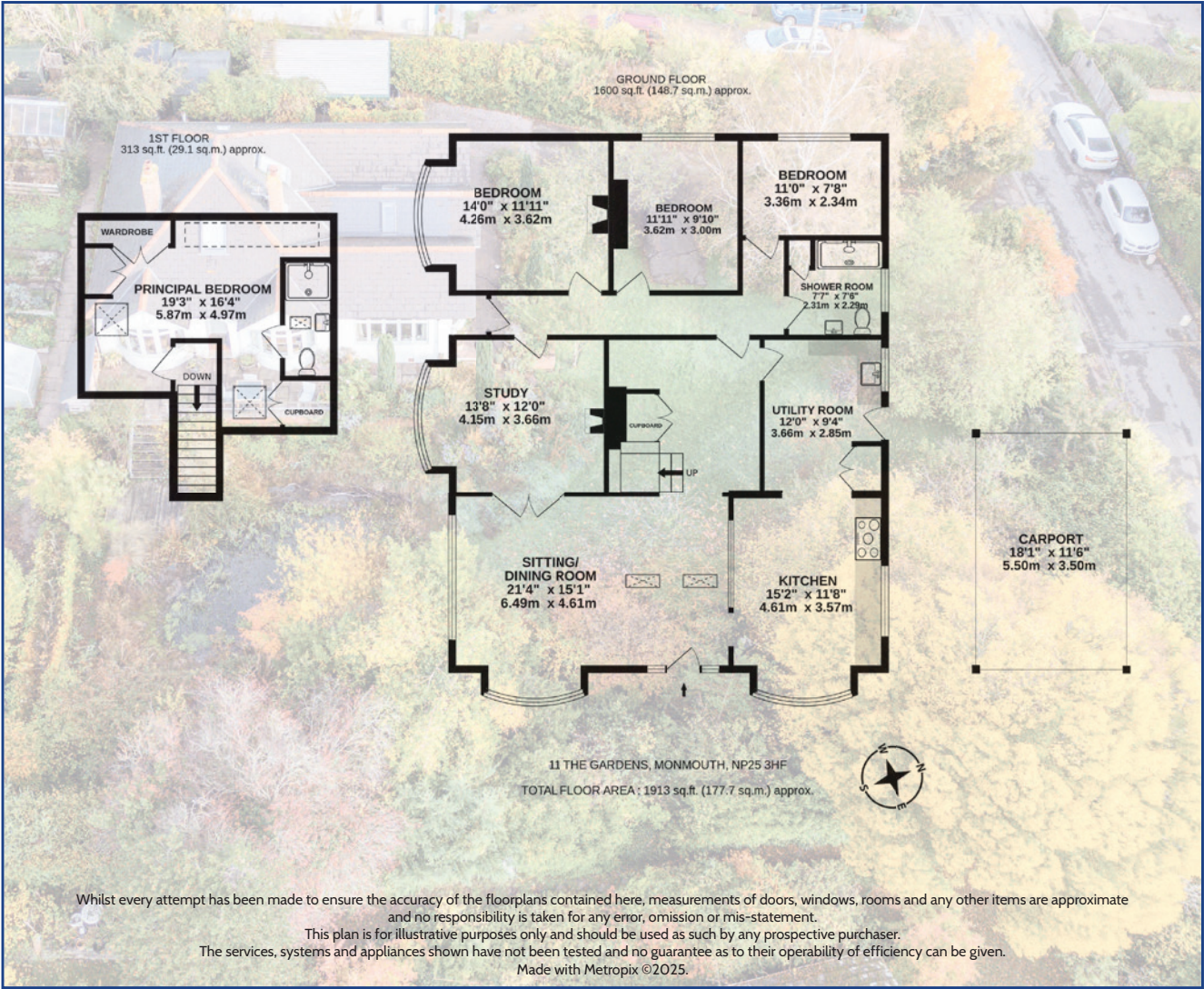
Postcode: NP25 3HF

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

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