



14 OAKLANDS DRIVE  
MONMOUTH | MONMOUTHSHIRE

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A BEAUTIFULLY PRESENTED, FOUR DOUBLE BEDROOM FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE ROCKFIELD ESTATE ON THE EDGE OF MONMOUTH TOWN CENTRE. THE PROPERTY BOASTS 3 RECEPTION ROOMS, 4 BEDROOMS AND 3 BATHROOMS.

- Attractive, detached four-bedroom Taylor Wimpey family home •
- Three reception rooms to include living room, dining room and converted integral garage •
  - Spacious principal bedroom with ensuite shower room •
  - Jack and Jill bathroom to bedrooms two and three •
  - South facing rear garden mostly laid to lawn •
  - Off-road parking •
- Walking distance to local amenities which Monmouth town has to offer •
  - Nearby children's play area within the cul-de-sac •

## DISTANCES FROM 14 OAKLANDS DRIVE

Monmouth 1.7 miles • Raglan 8.8 miles • Ross on Wye 13.1 miles  
Usk 14.4 miles • Abergavenny 18.1 miles • Chepstow 18.3 miles  
Hereford 22.3 miles • Bristol 33.8 miles • Cardiff 36.8 miles • London  
141.6 miles • Cardiff Airport 51.9 miles • Bristol Airport 52.1 miles  
Birmingham Airport 80.1 miles • Abergavenny Train Station 17.3  
miles • Chepstow Train Station 17.3 miles  
Bristol Parkway Station 29.2 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 Rockfield estate is a popular well regarded housing estate located on the edge of Monmouth. It is within walking distance of Monmouth town. The town boasts excellent schools including Haberdashers independent boys and girls school, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

Excellent road connections exist at Monmouth, with the nearby A40 / A449 providing access to the M4 / M50 and M5.

Raglan village is located just over 8 miles from the property, and the village offers a number of local amenities, including village shop, butchers, doctors' surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

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. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal are all easily accessible.

## THE PROPERTY

Step into the entrance hall, a practical space for hanging coats or storing shoes. Several doors lead off.

The sitting room is a delightful space, with a bay window which has a view to the front aspect. An electric fireplace makes an attractive focal point. Glass double doors partition this area to the dining room, which is immaculately presented with views to the rear garden.

The kitchen comprises of wooden wall and base units, integral appliances include an electric oven and gas hob. There is space for a dishwasher, washing machine and fridge / freezer. The kitchen is large enough to accommodate a dining table. French doors open out on to a patio, perfect for al-fresco dining during the summer months.

The cloakroom is situated underneath the stairs and comprises of a w.c and a pedestal wash hand basin.

There is a further reception room which is currently utilised as a games room. This was once the garage but has been converted by the current vendors. It is a versatile space which could be used as a home office or playroom. The external door has been left in situ, with access to a side passage leading to the rear garden.





Upstairs, there are four bedrooms and a family bathroom. The landing is spacious, with a storage cupboard which houses the boiler.

The principal bedroom is very spacious, with fitted wardrobes. There is an ensuite which comprises of a w.c, pedestal wash hand basin unit and shower cubicle.

Bedrooms 2 and 3 are both pleasant rooms and share a 'Jack and Jill' shower room which has a w.c, pedestal wash hand basin and shower cubicle.

Bedroom 4 is currently utilised as a dressing room and has a view of the rear garden.

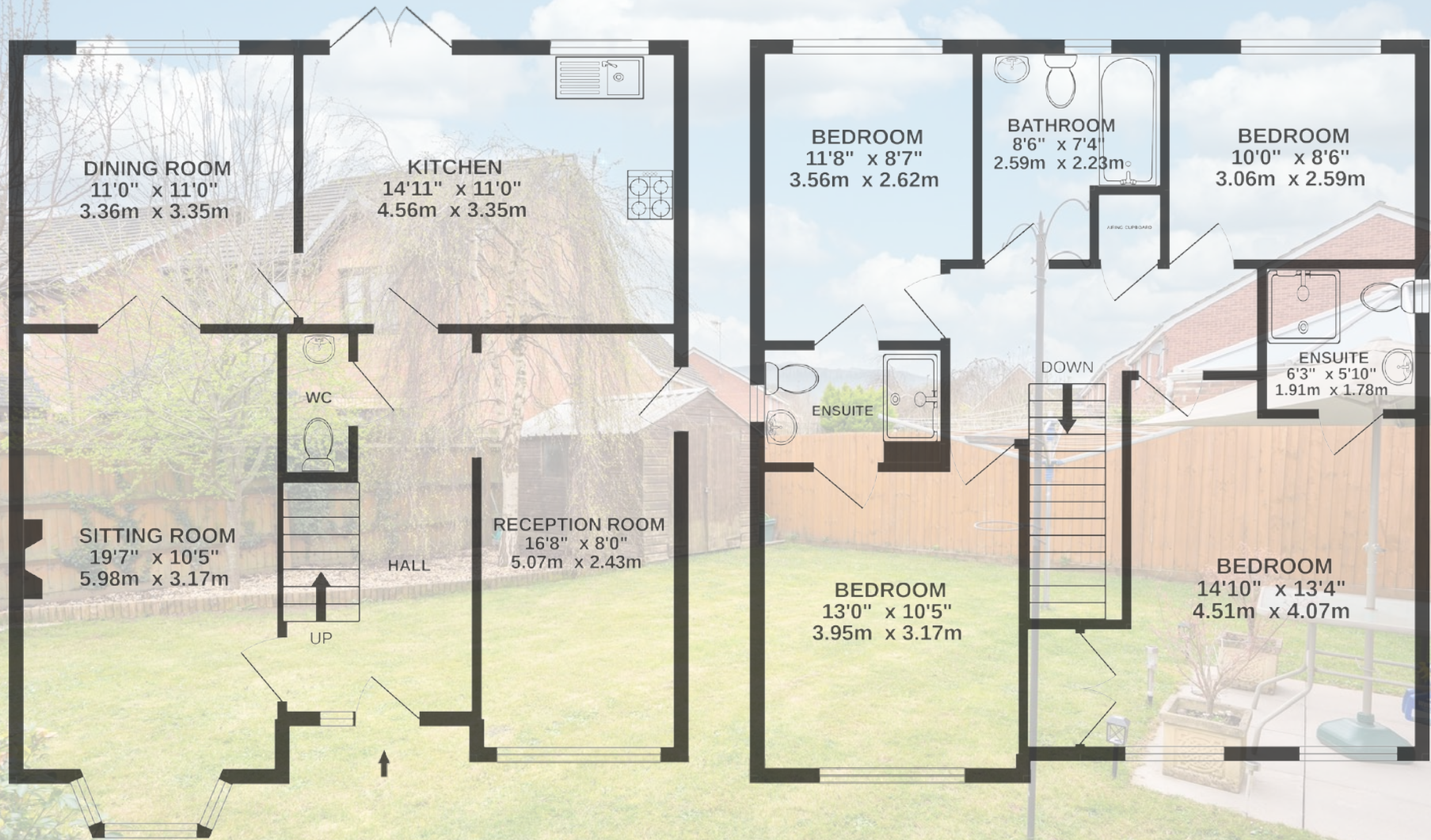
The family bathroom has a white suite comprising of a bath, pedestal wash hand basin and w.c.



**FLOORPLAN**

**GROUND FLOOR**  
723 sq.ft. (67.2 sq.m.) approx.

**1ST FLOOR**  
725 sq.ft. (67.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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## OUTSIDE

The property is set back from the road, with off-road parking at the front aspect for two cars. A gate at the side of the property provides access to the rear garden.

The rear of the garden is mostly laid to lawn, and enclosed with fencing. There is a wooden shed for storage.

## KEY INFORMATION

**Services:** Mains electricity, gas, water and drainage.

**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:** F

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From the Shell Garage in Monmouth, proceed along the B4293, going straight over at the traffic lights. At the roundabout, (with the Green Dragon on your left) go straight over. At the next roundabout take the 2nd exit. Continue along this road, until reaching the next roundabout. Take the first exit, on to Watery Lane. Proceed along this road, over the speed bumps and 'Oaklands Drive' will be the 5th junction on your right hand side. Take the next right and right again. The property will be in front of you, on the corner.

**Postcode:** NP25 5DR

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

England, Scotland & Wales EU Directive 2002/91/EC



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