



## 6 THE RICKFIELD

MONMOUTH | MONMOUTHSHIRE





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THIS SPACIOUS FOUR-BEDROOM DETACHED BUNGALOW ENJOYS BREATHTAKING VIEWS ACROSS THE MONMOUTHSHIRE COUNTRYSIDE TOWARDS THE KYMIN. SET IN A DESIRABLE CUL-DE-SAC, IT OFFERS PEACE AND PRIVACY WHILE REMAINING CLOSE TO THE EXCELLENT AMENITIES OF MONMOUTH TOWN. A LARGE LIVING ROOM TAKES FULL ADVANTAGE OF THE OUTLOOK, WHILE A WELL-ESTABLISHED GARDEN PROVIDES THE PERFECT SETTING TO RELAX AND ENJOY THE SURROUNDINGS.

- Well presented detached bungalow •
- Four generously proportioned bedrooms •
- Beautiful panoramic views over Monmouthshire countryside •
  - Spacious kitchen/dining room •
  - Mature gardens with raised patio •
- Situated in a desirable location in a quiet cul-de-sac •
- Walking distance to local amenities which Monmouth town has to offer •
  - Garage and driveway parking •
  - Offered with no onward chain •

### DISTANCES FROM 6 THE RICKFIELD

- Monmouth 1 mile • Raglan 9.4 miles • Ross on Wye 13.3 miles • Usk 15 miles  
• Chepstow 17.7 miles • Hereford 17.8 miles • Abergavenny 19 miles • Bristol 34 miles  
• Cardiff 37.4 miles • London 141.8 miles • Chepstow Train Station 17.9 miles •  
Abergavenny Train Station 18 miles  
• Chepstow Train Station 17.9 miles • Bristol Parkway Station 29.2 miles  
• Bristol Airport 45.3 miles • Cardiff Airport 51.1 miles • Birmingham Airport 76.7 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 Rickfield is a popular, well regarded cul-de-sac located on the edge of Monmouth. It is within walking distance of Monmouth town. The town boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and 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

As you step into the property, you are welcomed by a generous entrance hallway. From here, doors provide access to all of the accommodation.

At the rear of the property, the sitting room is a particularly impressive space, benefitting from an abundance of natural light. Two large windows perfectly frame the far-reaching countryside views, while a sliding door opens directly onto the patio and garden beyond, creating a seamless connection between inside and out. A feature electric fireplace adds warmth and character, and the room itself is of an excellent size, ideal for both everyday living and entertaining.

The kitchen/dining room is fitted with a comprehensive range of white base and wall units, complemented by an integrated oven with gas hob and a useful breakfast bar area. There is ample space for a dining table and chairs, making it well suited to family life. A connecting door provides convenient internal access to the garage and adjoining utility room, enhancing the practicality of the layout.

The bungalow offers three generously proportioned double bedrooms together with a comfortable single. The principal bedroom is served by an en suite shower room and enjoys the same delightful rear aspect as bedroom three. A well-appointed family bathroom and a separate cloakroom complete the accommodation.





# OUTSIDE

Situated near the end of a peaceful cul-de-sac, the property benefits from driveway parking for two vehicles, a garage, and a well-maintained front lawn. At the rear, the stunning countryside views take centre stage, complemented by a neatly kept garden featuring a lawn bordered by mature shrubs and trees, alongside a raised patio area—perfect for outdoor entertaining or relaxing while enjoying the scenery.

# 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:** From Monmouth town centre, proceed up Monnow Street towards the traffic lights. Turn left onto Monk Street and proceed up the Hereford Road. Turn right onto Priory Lane and turn right again into The Rickfield where number 6 can be found near the end of the road on the left-hand side.

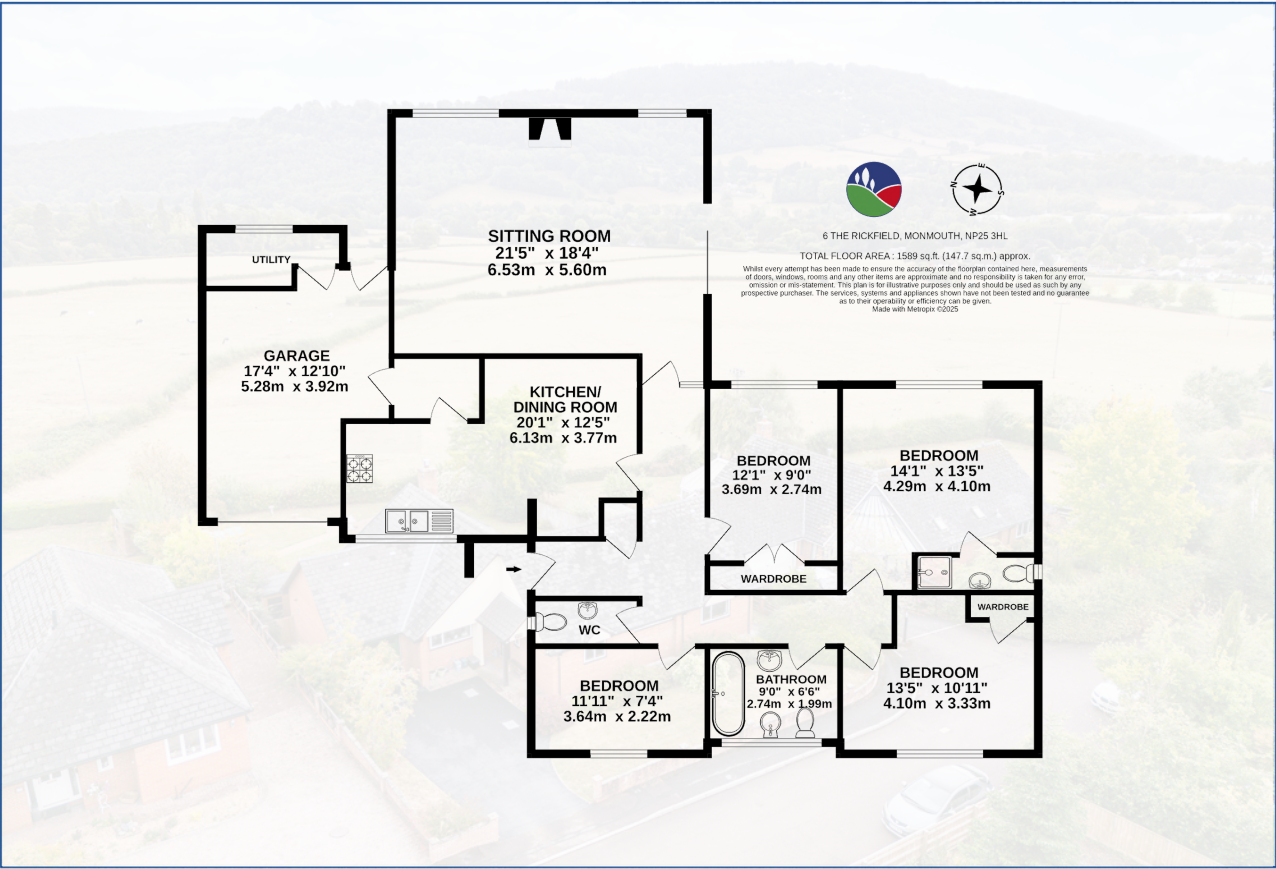
**Postcode:** NP25 3HL

# WHAT 3 WORDS

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# ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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