



8 PATTERSON WAY
MONMOUTH | MONMOUTHSHIRE



8 PATTERSON WAY

MONMOUTH | MONMOUTHSHIRE | NP25 5BS

THIS WELL PRESENTED AND GENEROUSLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME IS LOCATED ON THE SOUGHT-AFTER ROCKFIELD ESTATE, JUST A SHORT, LEVEL WALK FROM MONMOUTH TOWN CENTRE. THE GROUND FLOOR OFFERS LIGHT AND AIRY OPEN-PLAN LIVING, WHILE UPSTAIRS FEATURES FOUR DOUBLE BEDROOMS, TWO WITH EN-SUITES, ALONG WITH A FAMILY BATHROOM.

- Well presented detached family home •
- Four double bedrooms, two en-suite and family bathroom •
- Open plan kitchen/dining/sitting room •
 - Updated by the current vendors •
- Low maintenance enclosed rear garden •
- Situated in the popular Rockfield Estate •
- Walking distance to local amenities which Monmouth town has to offer •
- Double garage and driveway parking •
 - Offered with no onward chain •

DISTANCES FROM 8 PATTERSON WAY

Monmouth 1.3 miles • Raglan 8.9 miles • Ross on Wye 14.2 miles
Usk 14.2 miles • Chepstow 16.7 miles • Abergavenny 18 miles
Hereford 22.2 miles • Bristol 33.5 miles
Cardiff 36.5 miles • London 140.4 miles

Abergavenny Train Station 17 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 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 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.

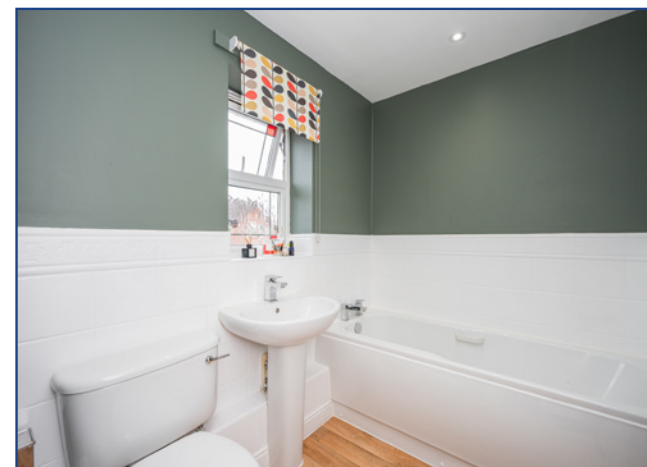
THE PROPERTY

As you step into the property, you are welcomed by a generous entrance hallway. From here, doors provide access to the ground floor accommodation, while a staircase leads to the first floor.

To the front of the property, there is a well-proportioned study, enhanced by a bay window which floods the room with natural light – an ideal setting for home working or a quiet reading space. Adjacent to this is a versatile reception room that can easily be adapted to suit individual needs, whether as a snug, playroom, or additional sitting room. A conveniently located cloakroom completes this part of the ground floor.

The heart of the home lies to the rear, where a superb open plan kitchen/dining/sitting room spans the width of the property. The stylish, modern kitchen is fitted with a comprehensive range of base and wall units, along with a dishwasher, oven with induction hob, and space for a fridge freezer. A door leads through to the separate utility room, which offers additional storage along with plumbing and space for a washing machine and tumble dryer. A practical breakfast bar creates a casual dining area, while the room opens out to a spacious dining space with plenty of room for a large table, in addition to a comfortable sitting area – perfect for family living and entertaining. From here, doors provide access to the conservatory, a bright and airy space that further enhances the living accommodation and connects seamlessly with the garden.

To the first floor, a spacious landing leads to four generously sized double bedrooms. The master bedroom benefits from its own en suite bathroom. A second bedroom also enjoys the advantage of an en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.



OUTSIDE

The property is positioned on a corner plot and is set back from the road. A path leads to the front door, which is sheltered by an undercover porch. The enclosed rear garden offers privacy and benefits from a patio seating area where al-fresco dining could be enjoyed all year round. The rest of the garden is laid to lawn, bordered with brick walls, mature hedging and fencing. A double garage is located at the side of the property and benefits from a space for off-road parking for two cars. The garage is the perfect space for parking, further storage or a workshop and can be accessed via the road and the rear garden.

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

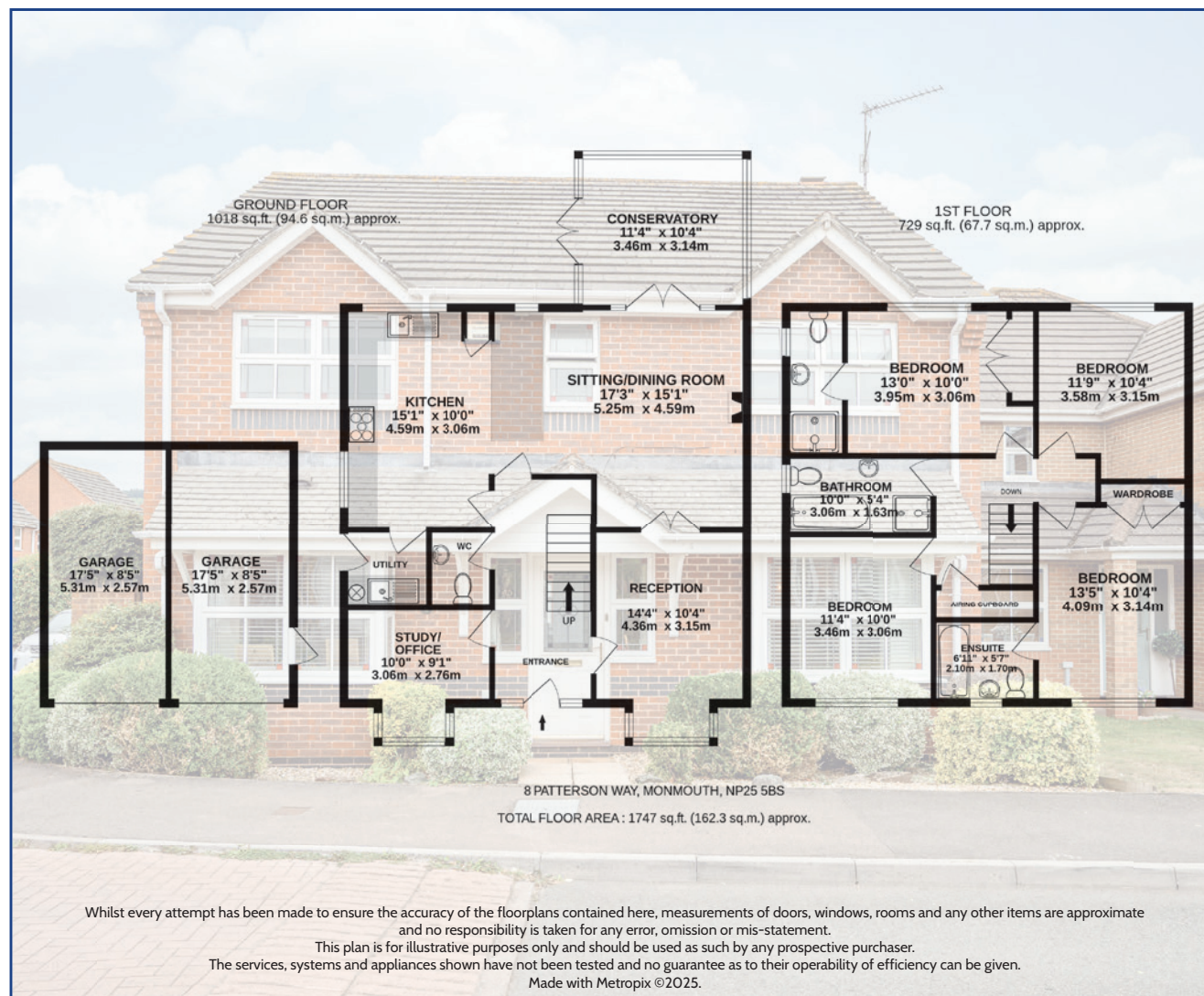
Directions: From the Shell Garage in Monmouth, proceed along the B4293, going straight over at the traffic lights. At the roundabout, (with the Green Dragon on your left) go straight over. Continue along this road, until reaching the next roundabout. Take the second exit, passing Co-op on your right handside. Proceed along here, and at the next roundabout, take the first exit. As you enter Kingswood Road, Patterson Way will be the first junction on your left. The property will be the 4th property on your right-hand side.

Postcode: NP25 5BS



credible.shifts.amuses

ENERGY PERFORMANCE CERTIFICATE



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

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

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared August 2025.