



FORGE MEADOW

FORGE ROAD | OSBASTON | MONMOUTH

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FORGE MEADOW IS TUCKED AWAY AT THE END OF A NO THROUGH ROAD IN A SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF OSBASTON, MONMOUTH. THE PROPERTY WOULD BENEFIT FROM SOME COSMETIC UPGRADING BUT IS OTHERWISE READY TO MOVE INTO AND ENJOY.

THE PROPERTY HAS UP TO 6 BEDROOMS IN TOTAL AND WONDERFUL VIEWS ACROSS THE FIELDS AT THE REAR. THE GARDENS MEASURE APPROXIMATELY 0.4 OF AN ACRE.

- Ground floor bedroom with en-suite wet room •
- Gardens measuring approximately 0.4 of an acre •
 - Garage and ample off-road parking •
- Relatively level walk to Monmouth town centre •
 - Located at the end of a no through road •
- Walking distance to sought after primary school, a nursery and secondary schools •
 - Fibre broadband available •
 - Solar panels •

Distances from Forge Meadow

Monmouth 0.9 miles • Raglan 9.4 miles • Ross-on-Wye 11.0 miles
Hereford 18.5 miles • Abergavenny 18.9 miles • Newport 26.7 miles
Bristol 33.9 miles • Cardiff 37.3 miles • London 153.9 miles • Bristol Airport 51.9 miles • Cardiff Airport 52.4 miles • Birmingham Airport 80.4 miles • Abergavenny Train station 17.9 miles
Newport Train Station 26.5 mile

(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.



View from neighbouring field



LOCATION & SITUATION

Forge Meadow enjoys an excellent location boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4.

There are good connections to the main road network with the historic border town of Monmouth being just 0.9 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, 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. Forge Meadow is a stones throw from the River Monnow where riverside walks can be enjoyed along with fishing subject to getting a permit.

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 and Chepstow Castle are all easily accessible.

THE PROPERTY

Forge Meadow was built in the late 1980's and has been a well-loved family home for our vendors for almost a quarter of a century. There is in excess of 1777 sq ft (including garage measurements) of accommodation on offer with some areas requiring a little cosmetic updating. The property had new windows fitted in approximately 2013 and also benefits from solar panels and fibre broadband. The property is located at the end of a no through road close to Osbaston Primary School and Little Owls Childcare nursery. It is a relatively level walk into Monmouth town centre from Forge Meadow.

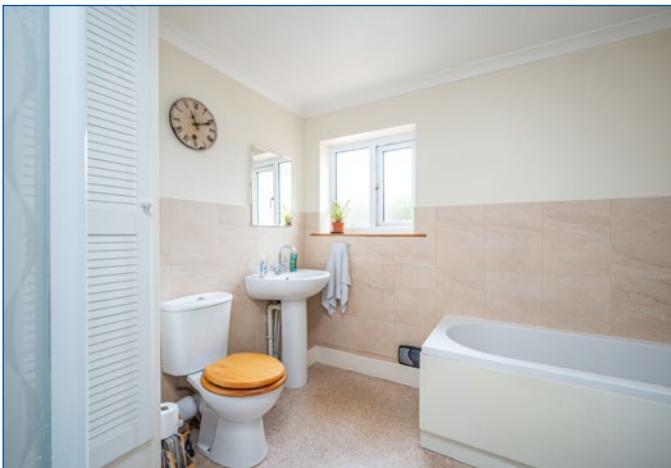
Step inside the main entrance hall. There is a cloakroom with w.c and wash hand basin and handy storage under the stairs. Doors lead off from the entrance hall to the main living areas and the ground floor bedroom.

The front to back sitting room has a window overlooking the koi carp pond at the front aspect and French doors opening out to the rear garden. In the centre of the room is a fireplace with a stone hearth that previously had a woodburning stove in the centre. A door from the sitting room opens into the kitchen / diner.

A rustic, range of wooden base and wall units form an L shape and there is space for a cooker, washing machine, dishwasher and fridge. The stainless steel sink and drainer is placed under the large window providing views across the garden and fields while you wash up. Walk through an archway into the dining area also having a large window with wonderful views.

The snug / office was converted into a ground floor bedroom with an en-suite wet room. It has a window to the front aspect making it light and airy. The wet room has a w.c, wash hand basin, shower and heated towel rail.





Stairs in the entrance hall lead up to 5 bedrooms and a family bathroom on the first floor.

The principal bedroom has a large window overlooking the rear aspect. Wonderful views can be enjoyed from all three bedrooms at the rear of the property. It also benefits from a recess with hanging rail running across one wall utilised as a wardrobe.

Bedroom 2 also has a large recess that can be used as a wardrobe with a large window to the rear aspect.

Bedrooms 3 and 4 are located at the front of the property and have views across the front aspect.

The fifth bedroom is a box room and is currently utilised as a study. It has a view over the fields at the rear.

A family bathroom has a white suite comprising of a bath with shower attachment, shower cubicle, w.c and wash hand basin.

OUTSIDE

At the entrance to Forge Meadow is a large off-road parking area providing enough parking for several vehicles. It leads to a single garage with an up and over door. The garage flooded during the storms in February 2020, but the garage is on a lower level to the main house which wasn't affected. At the rear of the garage is a boiler room housing the oil fired boiler.

Walk under a pergola with beautiful flowers including Clematis, Honeysuckle and Orange Blossom cascading over, to reach the main entrance to the house. There is also a well stocked koi carp pond, a Japanese Acer tree and another pergola with a grape vine and Wisteria climbing over at the front of the property.

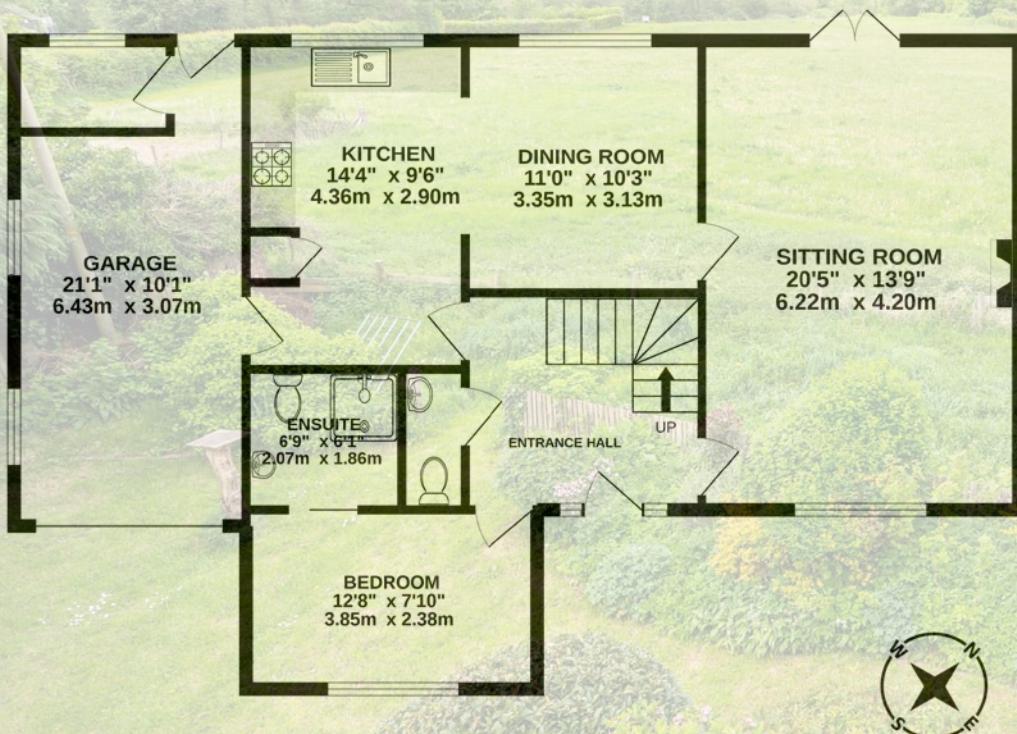
The rear garden is mainly laid to lawn and is on two levels. The higher level has established flower borders and trees to include cherry, apple and a bay tree. There are several areas including a patio for al-fresco dining and two sheds.

The slightly lower level is mainly laid to lawn and has a natural pond. The garden borders the local fields and countryside, and it is just a short walk to the River Monnow. The River Wye running through Monmouth is used for various organised activities including wild swimming, paddle boarding and rowing. We understand fishing is permitted in the area with a permit.

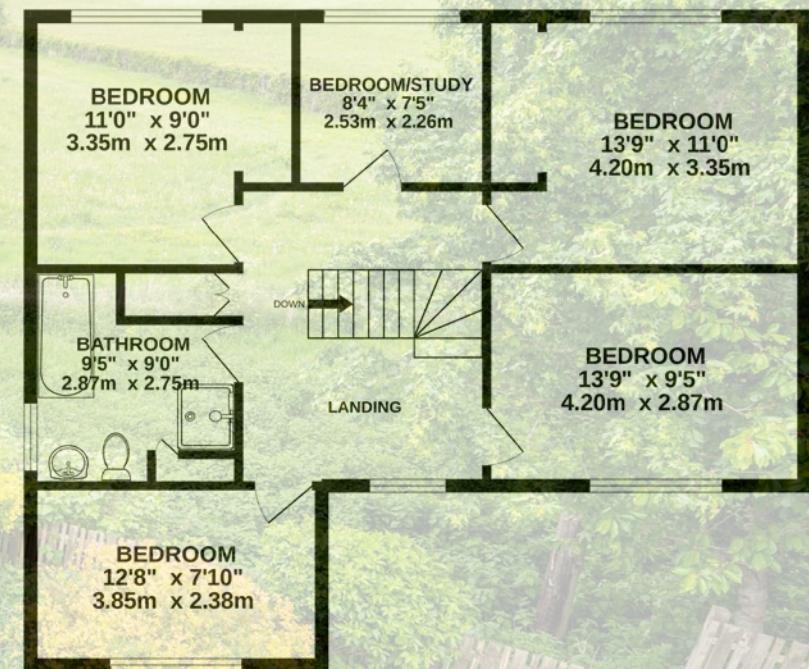
A public footpath can be found within the grounds of Forge Meadow but it runs up the edge of the garden and has been sectioned off from the main garden by our vendors to ensure their privacy. The footpath leads to wonderful walks within the area including riverside walks.

FLOORPLAN

GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 1777 sq.ft. (165.1 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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KEY INFORMATION

Agents Note: The garage flooded during the extreme floods of February 2020. The property is on higher ground in comparison to the garage and did not flood. We are told by our vendors that the property has never flooded in the time they have lived there.

Agents Note: A public footpath runs along the edge of the gardens belonging to the property, but our vendors have sectioned it off in order to retain the privacy of the rest of their garden.

Services: Mains water and electricity, oil fired central heating and private drainage (septic tank).

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.

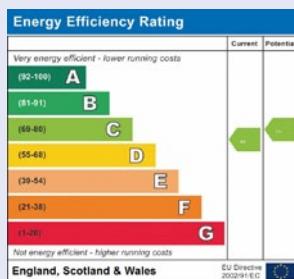
Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the A40 roundabout in Monmouth take the exit sign posted Monmouth, Light Vehicles Only. Continue past Monmouth Comprehensive School and turn right at the traffic lights. After a short distance turn left signposted Osbaston. Keep going and turn left onto Forge Road just before Osbaston Primary School. Drive to the end of the row of cottages, turn right facing Little Owls Nursery, then turn left into the drive of Forge Meadow.

Postcode: NP25 3AZ



View from neighbouring field



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