



Kimberley

The North, Monmouth

Monmouthshire NP25 4QN

A brand new, imposing, architecturally designed detached family home with Eco features. Built to a high specification and situated on a quiet country lane in the highly desirable village of The North.

- Luxurious home with Eco features • Spacious and versatile accommodation •
- Open-plan kitchen, dining and family room • Total plot in excess of a quarter of an acre •
- Underfloor heating and solar panels • Double garage • Close to woodland walks •



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Kimberley

The Narth, Monmouth, Monmouthshire NP25 4QN

Kimberley is an impressive, executive home, tucked away in an idyllic corner of The Narth. This substantial rural residence offers the very best of contemporary Eco living in a beautiful rural setting. The property boasts an abundance of desirable and energy saving features to include triple glazed windows, solar panels, underfloor heating and an air source heat pump. There is scope for dual family living at Kimberley as there is approximately 3000 sq ft of accommodation available.

Location & Situation

There are good connections to the main road network with the historic border town of Monmouth being just over 6 miles away and Chepstow and The Severn Bridge being approximately 12 miles away.

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the 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.

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 and Brecon Beacons National Park located to the north of Abergavenny. Approximately 2 miles from the property is The Whitebrook, a Michelin star restaurant with rooms. The Lion Inn at Trellech and The Inn at Penallt are both a short drive from Kimberley.

Approximate distances from Kimberley

- | | |
|---------------------------------|-------------|
| • Monmouth | 6.3 miles |
| • Chepstow | 12.2 miles |
| • Abergavenny | 19.6 miles |
| • Bristol | 29.0 miles |
| • Cardiff | 37.5 miles |
| • Bath | 41.3 miles |
| • London | 135.7 miles |
| • Bristol Airport | 38.7 miles |
| • Cardiff Airport | 50.3 miles |
| • Birmingham Airport | 83.3 miles |
| • Chepstow Train Station | 12.5 miles |
| • Abergavenny Train Station | 18.5 miles |
| • Bristol Parkway Train Station | 24.4 miles |



Kimberley Residence

Kimberley certainly has kerb appeal with Siberian Larch wood on its symmetrical façade and slate grey, triple glazed windows. On entering it is clear no expense has been spared with this executive, high specification build.

Mandarin Stone porcelain floor tiles, a theme throughout much of the downstairs rooms can be found in the entrance hall. A cupboard under the stairs in the entrance hall houses the controls for the underfloor heating.

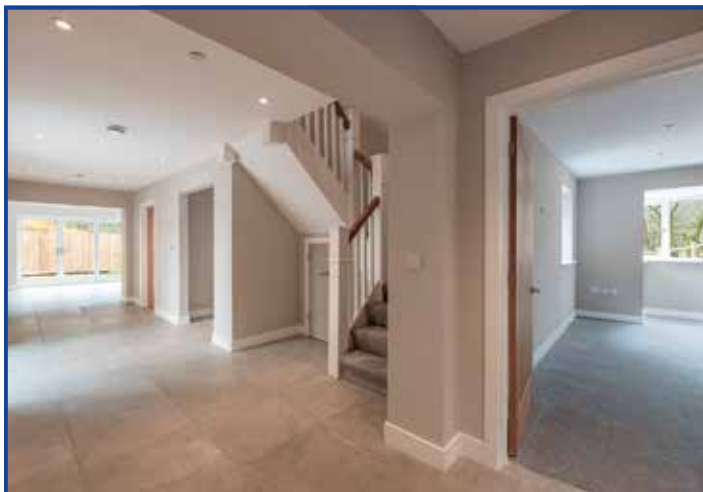
At the end of the impressive hallway is an open-plan kitchen/dining and family room. It is easy to see that this space will become the main hub of the home when occupied. The kitchen has a range of Mackintosh base and wall units offering a combination of true British craftsmanship and contemporary kitchen design. There are a range of superior features within the kitchen to include a modern and contemporary square stainless-steel, one and a half sink with a flexi spray tap, Quartz worktops and a Professional + Rangemaster cooker. Integral appliances include a larger fridge and freezer, a Bosch microwave and dishwasher. There are also recycling bins fitted into one of the kitchen cupboards. The classic grey and white decor continues through to the dining and family area. A woodburning stove sits proudly in the corner of the room creating a cosy feel within the vast space. Two sets of Bi-fold doors let light flood into the room, one set of doors open to reveal the rear courtyard al fresco dining and entertaining area. The property has been cleverly designed to wrap around the central courtyard meaning most of the rooms either overlook or lead out to this fantastic entertaining space.

The lounge has dual aspect views, a woodburning stove and bi-folding doors out to the rear central courtyard. The second reception room is a versatile space and could be used as a study, playroom or indeed as a downstairs bedroom. It is conveniently located next to a wet room so would make a fantastic ground floor bedroom suite. The ground floor wet room has a white suite comprising of a floating sink with storage compartment underneath, close coupled w.c and a walk-in shower with waterfall and hand-held showers and a glass screen.

A staircase from the entrance hall leads up to the first-floor landing. The immense landing provides a link between the two bedroom wings at Kimberley. There is a central box bay window creating the ideal spot for a desk as it has a pretty outlook to the front. Alternatively, it would make a superb bijou library area. Four windows on the landing keep the space bright and airy.

There are four double bedrooms on the first floor all having feature Oak ceiling beams, fitted wardrobes and additional Velux style windows to maximise the amount of light entering the property. The master bedroom has an en-suite shower room with 'his and hers' wash hand basins. It also has a range of Sharps fitted furniture to include wardrobes and a window seat where you can enjoy a pleasant outlook to the front aspect.

The second bedroom also has an en-suite shower room. Bedrooms 3 and 4 are mirror images of each other and both overlook the courtyard to the rear of Kimberley. The family bathroom has a luxurious feel with a modern and contemporary white suite. The suite comprises of an oval bath with free standing taps and shower attachment, a corner shower unit with waterfall shower and hand-held shower attachment and a white close coupled w.c. This room also has a recessed Water View television screen.



Outside

Kimberley is within walking distance of Manor Wood, a beautiful wood with a stream running through it all the way down to Whitebrook in the Wye Valley.

Kimberley has a gated entrance leading to a gravelled off-road parking and turning area for several vehicles. A double garage with Garador up and over doors, specially chosen from their contemporary range so the colours blend in with the main house. The garage has a designated area for bats in the roof cavity. Both the house and garage have an alarm system in place.

The gardens are mainly laid to lawn with a gravel path at the side leading past the air source heat pump and hardstanding to the rear of the property.

A superb courtyard can be found at the rear. Kimberley has been designed to wrap around this central entertaining and alfresco dining area. Established boundaries provide privacy from neighbouring properties.

The total plot measures in excess of a quarter of an acre. Kimberley will benefit from a 10 Year Buildzone Warranty.



Services

Kimberley benefits from mains water, mains electric, air source heat pump and private drainage.

Fixtures & Fittings

All fixtures and fittings at Kimberley are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire Council. Telephone: 01633 644644.

The council tax band for Kimberley has yet to be confirmed.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Viewings

Strictly by appointment with Powells – 01600 714140.

Sale Method

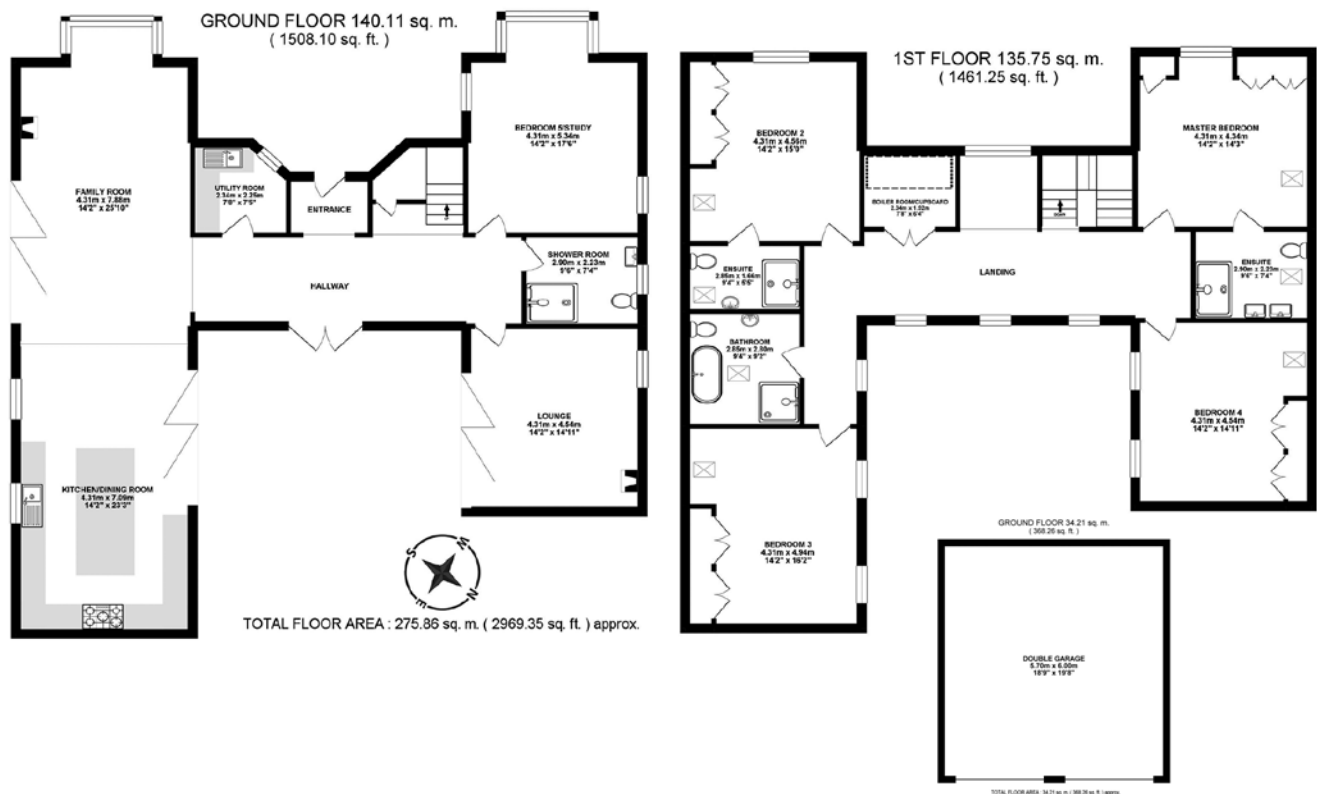
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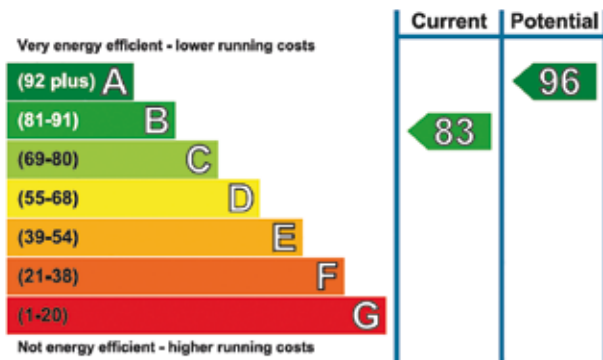
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Floorplan



EPC



Directions

From Monmouth take the B4293 towards Mitchel Troy. Before reaching Mitchel Troy take the left fork signposted Penallt, Trellech and Chepstow. Continue on this road until reaching a turning left signposted The Narth and Whitebrook. Take this left turning and continue along the road until reaching the crossroads. At the crossroads turn right signposted The Narth and Trellech. Stay on this road passing the sign for The Narth keeping right at the bend in the road. Drive past the telephone box until reaching Manor Woodlands. After Manor Woodlands turn right where Kimberley will be found on the right via our for sale board.



CHARTERED SURVEYORS • LAND & ESTATE AGENTS

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