



KINGSLEA HOUSE

ROCKFIELD ROAD | MONMOUTH | MONMOUTHSHIRE







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KINGSLEA HOUSE IS AN ATTRACTIVE, IMPOSING, SPACIOUS AND VERSATILE FAMILY HOME HAVING BEEN LIVED IN AND ADORED BY THE CURRENT OWNERS FOR MANY YEARS. WITH 4/5 BEDROOMS, 4 BATHROOMS AND A FIRST-FLOOR BALCONY WITH OUTSTANDING VIEWS, IT IS A SUBSTANTIAL PROPERTY THAT WILL NEED TO BE VIEWED IN ORDER TO APPRECIATE EVERYTHING THE PROPERTY HAS TO OFFER.

KINGSLEA HOUSE IS A MAGNIFICENT RURAL PROPERTY OFFERING GOOD ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE A40/ M4/M5 AND SOUGHT AFTER LOCAL SCHOOLS.

Kingslea House is an attached, curtilage listed family home
4 / 5 double bedrooms

2 bathrooms and 2 shower rooms

Flexible and versatile accommodation

Open plan kitchen, dining and family room

Master bedroom suite with en-suite bathroom and dressing room

Balcony with outstanding countryside views

Potential for dual family living arrangements

A short drive from Monmouth's Independent Boys and Girls
Schools and Monmouth Town Centre

Approximately 3 miles from The Rolls of Monmouth Golf Club
Ample off-road parking

Kingslea House Residence: Entrance Hall | Boiler Room | Sitting
Room | Open Plan Kitchen Dining and Family Room | Ground Floor
Bedroom | Ground Floor Bathroom | Ground Floor Shower Room
Utility Room | Hobby Room | Rear Entrance | Two Staircases to the
First Floor | Master Bedroom with En suite Bathroom and Dressing
Room | Two further Bedrooms | Shower Room | First Floor Lounge
and Balcony with Spectacular Views

Monmouth 1.6 miles • Chepstow 17 miles • Abergavenny 18 miles
Bristol 33 miles • Cardiff 39 miles • Bristol Airport 43 miles • Cardiff
Airport 51 miles • Abergavenny Train Station 17 miles • Bristol
Parkway Station 28 miles • London 140 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

Kingslea House previously formed part of the neighbouring Estate house and grounds. The Estate house, nearby cottage and farm buildings have been in the same family for many generations. Kingslea House enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4.

The property is approximately 1.6 miles from Monmouth. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.





THE PROPERTY

Kingslea House offers an excellent opportunity to acquire an imposing, attached country property situated in a semi-rural location just a short drive from the market town of Monmouth. The property is accessed via a long sweeping driveway up to the house. Once you reach Kingslea House and look back you get your first taste of the glorious countryside views enjoyed by the current owners. Kingslea House falls within the curtilage of a neighbouring listed building.

Access to Kingslea House is via a spacious entrance hall housing one of the two staircases in the property. There is a boot room / boiler room off the entrance hall housing the oil-fired central heating boiler and the electrical consumer units. Adjacent to the boot room is a downstairs bathroom. The bathroom comprises of a separate bath and shower cubicle, closed coupled w.c and a sink with vanity unit.

The kitchen, dining and family room is the main hub of the home. The kitchen has wooden country style units that wrap around to form a horseshoe shape incorporating a breakfast bar. From here you can take in views to the front aspect, seven windows allow light to flood into the vast space. There is also space for a Range style cooker, dishwasher and an integral fridge freezer. This room is large enough to house a dining table and lounge chairs making it a superb space for entertaining.

Step down into the utility room conveniently located next to the kitchen. It has cupboards for storage and plenty of space for white goods. A door from the utility room opens into the rear entrance that has a door to the ground floor shower room. There is also a hobby room housing the second staircase to the first floor. Above the utility room, shower room and hobby room is a bedroom, allowing huge potential for a two storey, one bedroom self-contained annexe at the end of the house (subject to any necessary planning permissions). Alternatively, due to the property having two staircases there is potential to split the house in two for dual family living arrangements.

Also, on the ground floor is a sitting room with an almost floor to ceiling casement window capturing the ever-changing landscape outside of Kingslea House. The sitting room has French doors opening out to the side of the property. A ground floor double bedroom completes the ground floor.

From the entrance hall a staircase leads to the first-floor part galleried landing where a walk-in airing cupboard can be found. The master bedroom suite is a spacious room with an air conditioning.



The two further bedrooms are accessed from the landing. The landing has an airing cupboard and walk-in storage cupboard. The family bathroom and separate w.c complete the first floor. The bathroom has a coloured suite comprising of a bath, separate shower and heated towel rail.

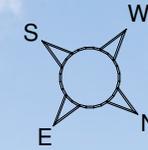
OUTSIDE

The gardens are at the front of the house along with an ample off-road parking area. The garden is mainly laid to lawn with lovely views of the local countryside. Attached to Kingslea House are two unconverted barns, wrapped around a cobbled courtyard to the rear. The barns, courtyard and neighbouring cottage are under separate ownership and do not form part of the sale of Kingslea House.

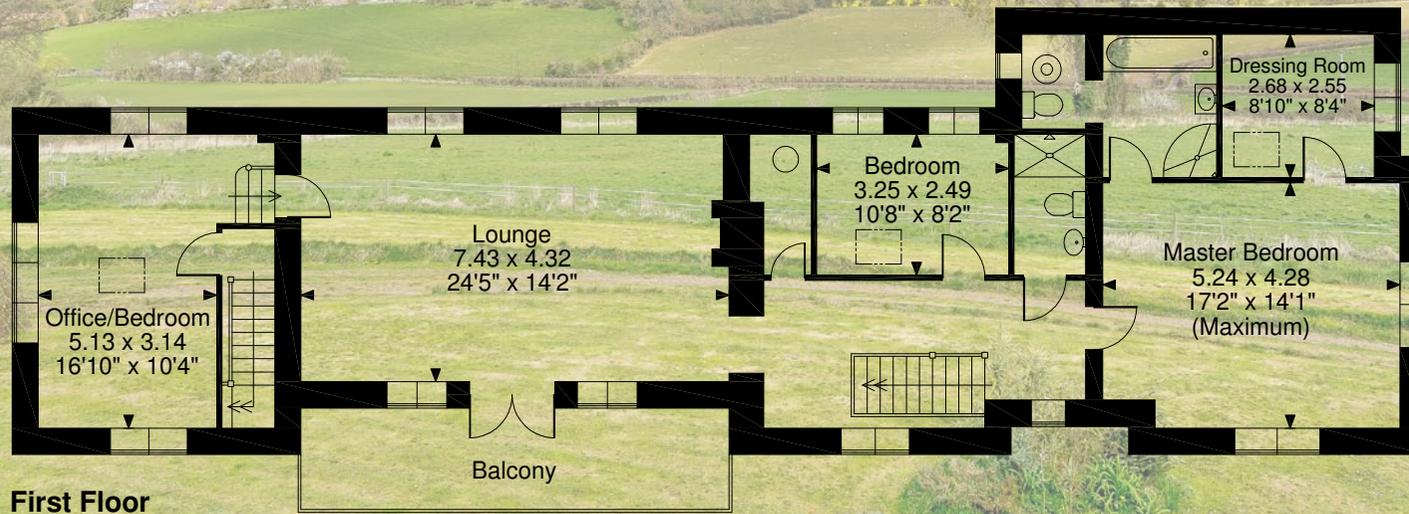
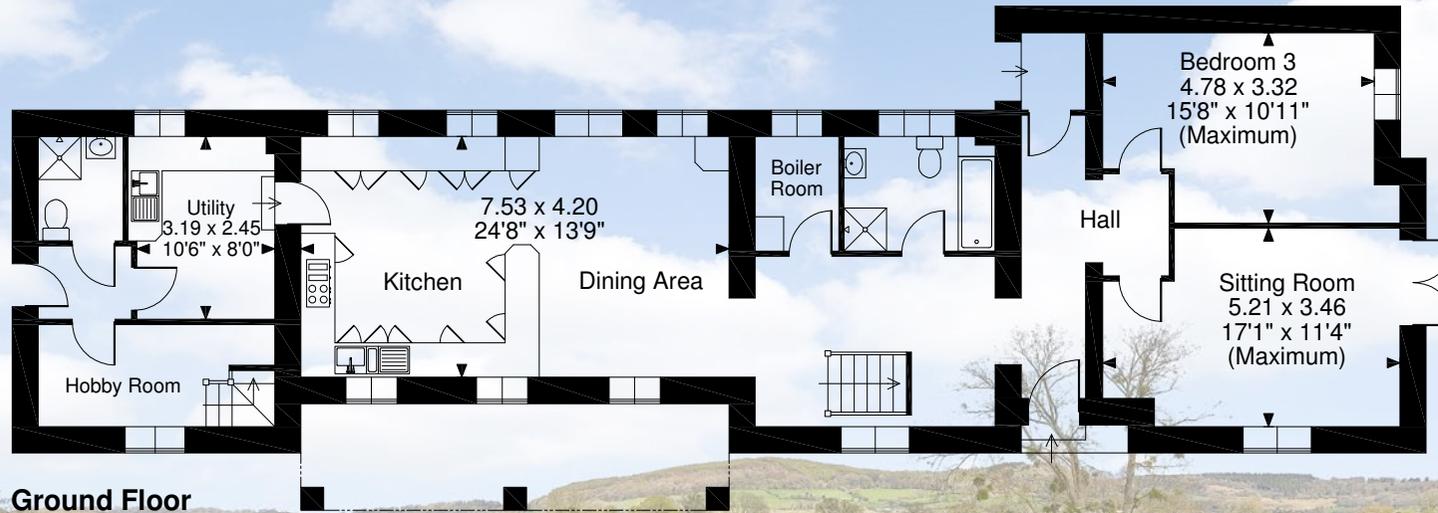


FLOORPLAN

Kingslea House, Rockfield Road, Monmouth
Approximate Gross Internal Area
2628 Sq Ft/244 Sq M



Barn



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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KEY INFORMATION

Agents Notes: The roadway crossing the land in this title is subject to rights of way. Kingslea House previously formed part of the neighbouring Estate house and grounds. The Estate house, nearby cottage and farm buildings have been in the same family for many generations.

The foul drainage system for the property is located on neighbouring land. It is presumed there is an easement in place for this. Interested parties are to make and rely upon their own enquiries.

There is a right of access within the boundaries of Kingslea House for the owners of the neighbouring cottage, allowing them to have access to their property.

Services: Kingslea House benefits from mains water, mains electricity, private drainage located on neighbouring land and oil-fired central heating.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public 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: H

Local Authority: Monmouthshire County Council. Telephone 01633 644644

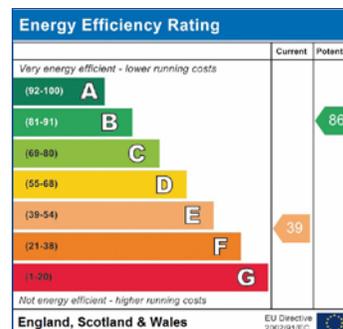
Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth head out towards Rockfield on the B4233. Continue over the roundabout on the edge of the Rockfield Estate staying on the B4233. Drive past the National Speed Limit signs. After a short distance you will see the property set way back from the road on the left-hand side. A Powells For Sale board will be in place to help direct you.

Postcode: NP25 5SR.

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Monmouth
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IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared April 2019.