



KWETU

THE NARTH | MONMOUTH | MONMOUTHSHIRE







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KWETU IS AN EXECUTIVE FAMILY HOME TUCKED AWAY IN AN IDYLIC RURAL SETTING. THE PROPERTY OFFERS MANY OF THE REQUIREMENTS ON THE WISH LIST OF MODERN DAY PURCHASERS, SUCH AS AN OPEN-PLAN KITCHEN AND DINING AREA, BEAUTIFUL FIREPLACE WITH WOODBURNING STOVE, FOUR DOUBLE BEDROOMS, TWO SUMPTUOUS BATHROOMS, DOUBLE GARAGE WITH HOME OFFICE AND A TOTAL PLOT APPROACHING THREE QUARTERS OF AN ACRE.

- Offered for sale with no onward chain •
- Superb detached executive home in a rural setting •
- Open-plan kitchen and garden room •
- Lounge with Inglenook fireplace and a woodburning stove •
- Four double bedrooms and two luxurious bathrooms •
- Double garage with electric doors, home office and annexe potential •
- Ample off-road parking for many vehicles •
- Level gardens and a tranquil pond with waterfalls •
- Grounds and gardens approaching three quarters of an acre •
- Vegetable produce area in the garden with greenhouse and wood store •

- Monmouth 6.3 miles • Chepstow 12.2 miles • Abergavenny 19.6 miles •
- Bristol 29 miles • Cardiff 40.0 miles • London • 135.7 miles •
- Bristol Airport 37.3 miles • Cardiff Airport 52.7 miles •
- Birmingham Airport 83.3 miles • Chepstow Train Station 13.0 miles •
- Abergavenny Train Station 18.6 miles • Severn Tunnel Junction 16.9 miles •
- Bristol Parkway Station 24.6 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

There are an abundance of woodland walks accessible from The North perfect for dog walking or leisurely strolls. There are plenty of easy and demanding walks in the area to suit all abilities. The property is located within a short drive of three public houses, The Lion Inn at Trellech, The Inn at Penallt and The Whitebrook Michelin star restaurant.

There are good connections to the main road network with the historic border town of Monmouth being just over 2 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.

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

Kwetu, meaning 'ours', or 'at our place' in Swahili, is a beautifully maintained, executive family home built to a high standard in 1998. It is well-proportioned internally offering plenty of space for a modern family. At the front of the property is a pretty veranda with an undercover seating area.





Step into the magnificent entrance hall with under stairs storage, a cloakroom and various doors leading off. A door from the entrance hall opens into the study which has neutral décor and a window with a view of the front garden with fruiting trees.

The kitchen and garden room are linked by a red brick arch making a lovely open-plan kitchen/breakfast room. The kitchen units are Taylormade by Stanton and include pantry cupboards, sliding condiment units and a matching central island. The island has a range of drawers, bookshelves and storage cupboards with a fan heater hidden underneath. A stainless steel double sink, located underneath a window overlooking the side garden compliments the Granite worktops. Integral appliances include an American style fridge freezer, Neff dishwasher and microwave. There is space for a Rangemaster cooker. Step down, through an attractive red brick arch into the garden room with windows allowing a 180 degree view of the garden. There is space for a family sized table and a door with direct access to the garden.

Next to the kitchen is a utility room with units matching those in the kitchen. There is a stainless steel sink, plenty of space for white goods and a door opening out to the side garden.

A door from the kitchen opens into the formal dining room which could alternatively be used as a playroom. It has a low level window framing a wonderful view of the pond and waterfall.

The sitting room is a spacious, light and airy room accessed via internal French doors from the entrance hall. They open to reveal a light oak parquet floor. An inglenook fireplace with a woodburning stove adds character to the room, with French doors opening out to the rear garden.

From the entrance hall a staircase with decorative twisted balustrades leads up to the first floor landing.

The landing is a vast space with plenty of scope to create a library or quiet reading zone. Exposed beams give this area a characterful feel and there is storage through a low level door to the eaves. A walk-in airing cupboard is accessed from the landing, the loft hatch is in the airing cupboard.

There are four double bedrooms and a family bathroom on the first floor. The master bedroom has fitted wardrobes with the window overlooking the rear garden. A concertina door opens to reveal the en-suite shower room fitted by Narduzzo. Two further double bedrooms have fitted wardrobes and all the bedrooms have a pleasant outlook over the front or rear gardens.

The luxurious family bathroom also fitted by Narduzzo has a modern and contemporary bath with waterfall tap raised up on a tiled plinth. A leaf shaped wash hand basin sits on an oak vanity unit with a recessed mirror over. There is a walk-in shower with glass screen, waterfall shower above and a seat or display shelf. Three vertical radiators heat the room.

OUTSIDE

A five bar gate opens onto a gravelled driveway providing ample off-road parking for many vehicles. The level plot measuring 0.64 acres has been split into several useable areas. At the front next to the driveway is a flat lawn currently divided from the rear garden by a hedge and pedestrian gate. This area could be opened to create a larger lawn running the length of the plot.

The rear garden can be accessed by gates either side providing a great deal of security and privacy at the rear. A gate opens onto a block paved area to the side with a central raised stone planter and water feature. Walk under a pergola and into the rear garden.

A vegetable produce area with a greenhouse and woodstore has been screened from the main garden by a low level fence. The private drainage system can be found within this area.

The main garden is well manicured and mainly laid to lawn with an array of pretty, well stocked flower borders and various established shrubs. A large pond with waterfalls dominates the centre of the lawn and is a haven for wildlife. There is a tranquil seating area next to the pond where you can sit and admire the waterfalls and watch the fish. Al fresco dining can be enjoyed from a large patio outside of the main house. There is an integrated woodstore to the rear of the garden.

Detached Double Garage and Home Office

The double garage has electric up and over doors and plenty of space to the rear for a workshop. A door at the side reveals a separate entrance with a spiral staircase up to the first floor.

The office has French doors opening out onto a balcony with a door to the rear of the office providing access to what could be a kitchenette. It currently has base units, a stainless steel sink and drainer and space for an undercounter fridge. A shower room is located next to the kitchen which comprises of a shower cubicle, white close coupled w.c and a pedestal wash hand basin. External steps at the rear of the garage provide a separate access to the ground floor. The double garage and home office have potential to become a self-contained annexe subject to gaining any necessary planning requirements.



FLOORPLAN

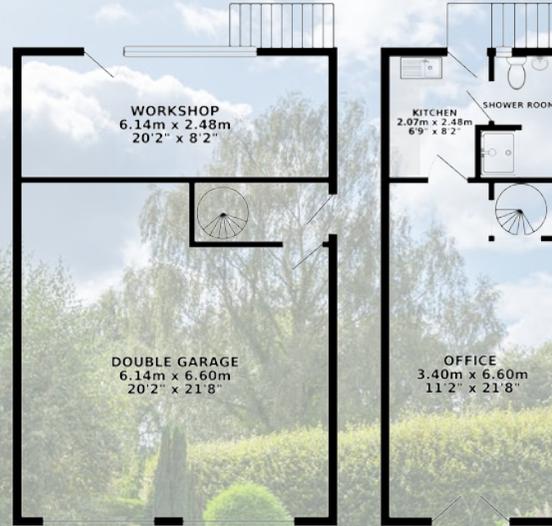


TOTAL FLOOR AREA : 208.49 sq. m. (2244.15 sq. ft.) approx.

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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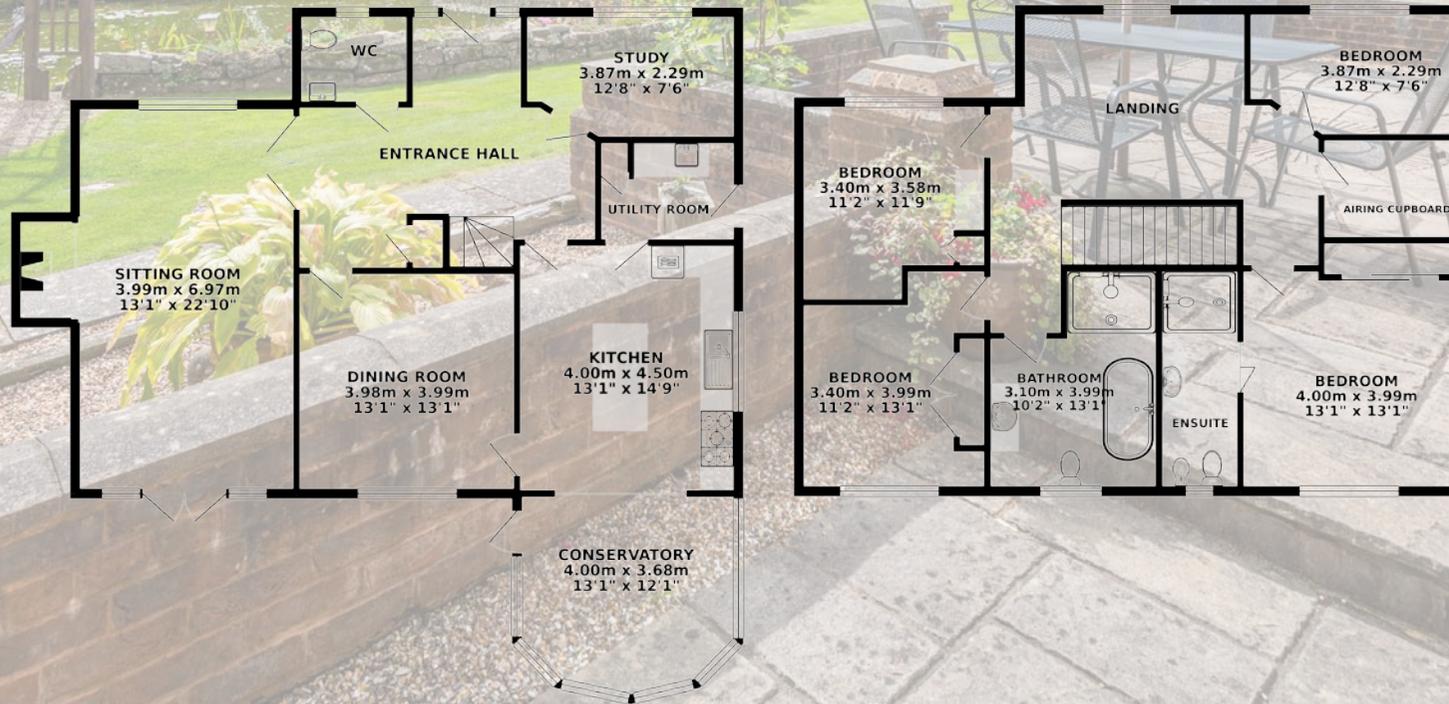
GROUND FLOOR 55.75 sq. m.
(600.07 sq. ft.)

1ST FLOOR 30.88 sq. m.
(332.35 sq. ft.)



GROUND FLOOR 111.95 sq. m.
(1204.98 sq. ft.)

1ST FLOOR 96.54 sq. m.
(1039.16 sq. ft.)



KEY INFORMATION

Services:

Mains electricity and water, oil fired central heating and private drainage.

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: H

Local Authority:

Monmouthshire County Council. Telephone 01633 644644

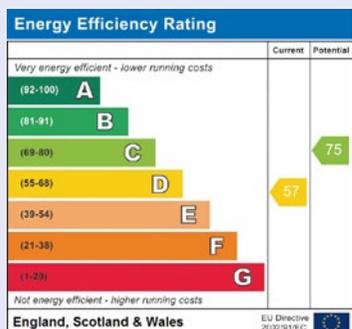
Viewings:

Strictly by appointment with the selling agents

Directions:

From Monmouth take the B4293 until reaching the left fork signposted to Penallt and Trellech. Take the left turning and continue until you reach a left turning signposted The Narth. Take the turning to The Narth and continue until you reach the crossroads. At the crossroads turn right signposted The Narth. Drive past the bus stops and stay on this road following the bend around to the right. At the telephone box turn right onto School Lane and the property can be found after a short distance on the left.

Postcode: NP25 4QN



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Monmouth

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