



MARSHALL HOUSE

8 THE GARDENS | MONMOUTH | MONMOUTHSHIRE



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MARSHALL HOUSE IS LOCATED IN A SOUGHT AFTER AREA WITHIN WALKING DISTANCE OF MONMOUTH TOWN CENTRE AND JUST A STONE'S THROW AWAY FROM THE HABERDASHERS INDEPENDENT BOYS AND GIRLS SCHOOLS. A WELL MAINTAINED AND PRESENTED, THREE BEDROOM DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND (SUBJECT TO THE NECESSARY PLANNING CONSENTS). SET IN ITS OWN BEAUTIFULLY MANICURED GARDENS MEASURING JUST OVER A QUARTER OF AN ACRE.

- Three bedroom detached property with potential to extend, subject to the necessary planning consents •
 - A sought after location and within walking distance of the excellent schools and amenities that Monmouth has to offer •
 - Spacious, well presented, accommodation over two floors •
 - Kitchen / breakfast room with door to spacious utility room •
- Ground floor cloakroom, living room with fireplace housing a coal effect gas fire •
- Inner hall leading to the dining room and conservatory with views over the garden and beyond •
 - The first floor has a master bedroom with en-suite shower room, two further bedrooms and a family bathroom •
- The total plot measures just over a quarter of an acre offering beautifully kept, well established gardens •
- Gated entrance with ample driveway parking, garage and outside office •

Monmouth 0.6 miles • Ross-on-Wye 11.6 miles • Chepstow 17.4 miles
Hereford 18.1 miles • Abergavenny 18.4 miles • Cardiff 38.8 miles
Bristol 46.7 miles • London 153.3 miles • Cardiff Airport 51.5 miles
Bristol Airport 51.5 miles • Birmingham Airport 77.1 miles • Abergavenny
Train Station 17.4 miles • Chepstow Train Station 17.7 miles • Hereford
Train Station 18.6 miles • Newport Train Station 26 miles • Bristol
Parkway Station 41.9 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

Marshall House is located in a sought after location in an elevated position taking advantage of the views over roof tops, the town's spire, Kingswood, The Kymin and the Skirrid Mountain beyond. The property is within walking distance of Monmouth town which boasts excellent schools including Haberdashers independent boys and girl's 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 and Blake Theatres and an extensive range of recreational and leisure facilities.

Golf can be played at Monmouth Golf Club and the prestigious Rolls of Monmouth Golf Club both a short drive away from the property. The historic town of Monmouth has good connections to the main road and motorway network with Chepstow and the Severn Bridge being approximately 17 miles away.

Known as the Gateway to Wales, an abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley, an area of outstanding natural beauty, which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny and the Royal Forest of Dean begins across the Wye river from Monmouth. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

The historic market town of Monmouth, birthplace of King Henry V and home to Charles Rolls, is a thriving community and hosts one of the largest one-day agricultural shows in Wales. The Whitebrook Michelin star restaurant is just circa 6 miles from Monmouth, and the Michelin star Walnut Tree Inn and The Hardwick, popular with the foodie elite, are also within easy reach. Abergavenny, approximately 18 miles away, holds a well renowned annual food festival, and Hay-on-Wye, just over 30 miles away, hosts the award-winning annual Literature Festival.

THE PROPERTY

Marshall House has been well maintained by the present owner and is well presented throughout. It offers spacious accommodation over two floors with the potential to extend if needed, subject to the necessary planning consents.

On the ground floor there is an enclosed entrance porch which leads into the hallway. A door from the entrance hall opens to reveal the cloakroom which has a low level W.C., pedestal wash hand basin, storage cupboard and shelves.

There is a spacious kitchen / breakfast room which is fitted with a range of base and wall cupboards, triple corner sink, integral fridge, freezer, dishwasher, oven, microwave / oven and five ring halogen hob with extractor fan over. The breakfast area of the kitchen has a fireplace with wood burning stove and space for table and chairs.

A door leads from the kitchen to the utility / boot room with Belfast style sink, space and plumbing for a washing machine and tumble dryer, a range of base cupboards and a door to outside.





The living room has an original parquet floor which extends into the inner hall. There is a fireplace which houses a gas coal effect fire with marble inset and hearth and wooden surround. Double glass doors lead from the inner hallway into the dining room which has a double aspect overlooking the garden.

The conservatory is very spacious and has a quarry tiled floor and is centrally heated. As well as the usual window openings, it benefits from having two electrically operated roof openings, ceiling fan and door to the outside. From this room you have fantastic views over the south facing garden and beyond.

On the first floor there is a landing with useful storage cupboards, an airing cupboard housing the 'Worcester' central heating boiler and access to the loft. The master bedroom has an en-suite shower room with shower, low level W.C. and wash hand basin with vanity unit underneath. There are two further bedrooms (one with alcove shelving) and a family bathroom with bath, shower cubicle, low level W.C. and pedestal wash hand basin.

OUTSIDE

The property is set back off the road and is approached via a wooden gated entrance on to a brick paved driveway which provides parking for several vehicles with a lawned area to one side. The garage has an electric up and over door, a side pedestrian access and solar panels on the roof. Steps from the garden lead up to an outbuilding which is currently used as an office. It has power, a telephone point and a window that overlooks the beautifully manicured and much loved garden.

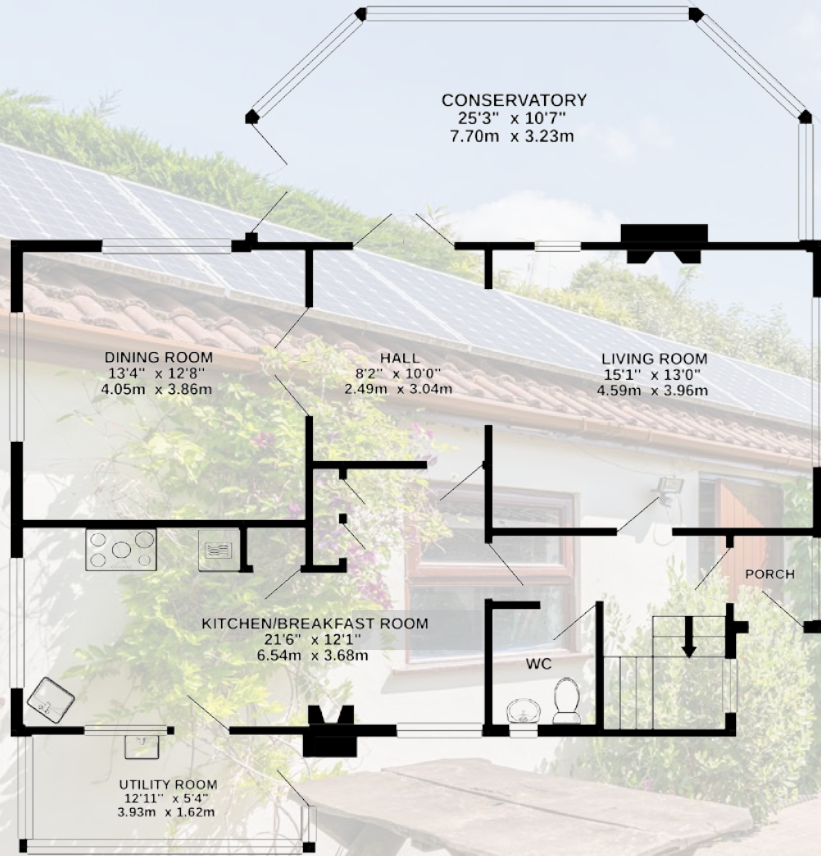
The total plot size measures just over quarter of an acre. It is enclosed with hedging which provides privacy. Views can be enjoyed of the rooftops below, the town's spire, Kingswood, The Kymin and the Skirrid Mountain beyond.

Pedestrian gates lead from either side of the property to the rear south facing garden which has an abundance of colour throughout the year. The mature garden includes landscaped plant beds, and an orchard with cooking and eating apples, golden gage plums and pears, which in spring has a carpet of wildflowers beneath, including snowdrops, daffodils, and lily of the valley. There is also a vegetable produce area with fruit bushes and rhubarb, and a productive grape vine and fig tree. There are a number of seating areas including a patio and a BBQ area where you can enjoy al fresco dining sheltered by the mature trees such as Copper Beech, Japanese Maple and Silver Birch, whilst listening to the water feature and man-made stream running to an ornamental pond.

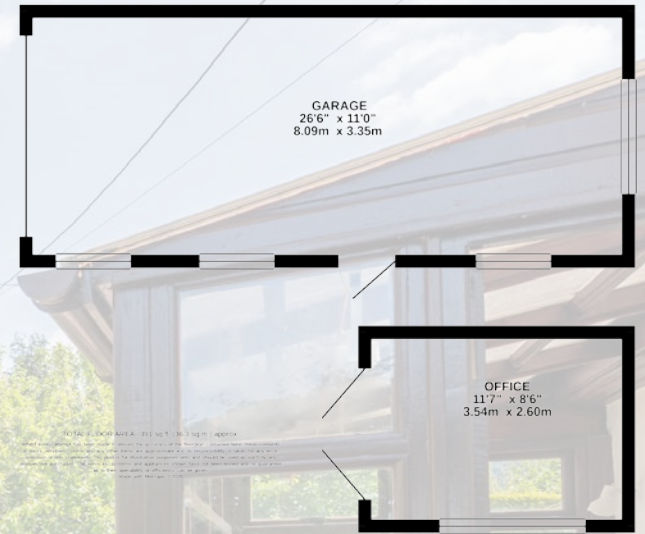


FLOORPLAN

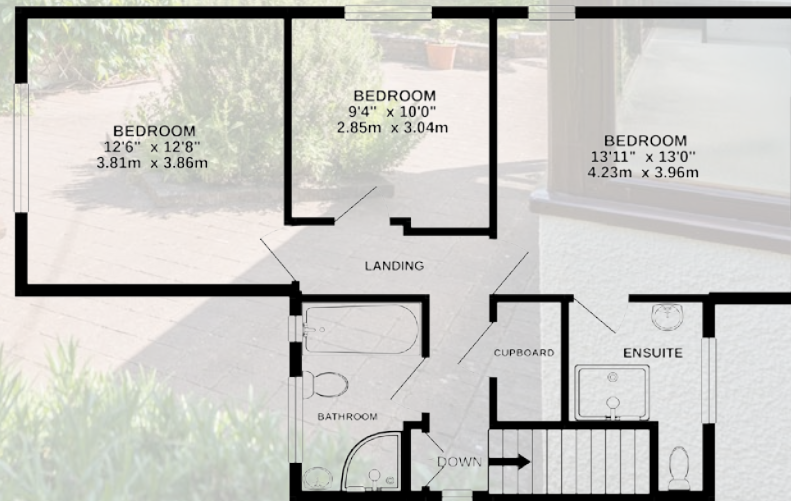
GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA 1716 sq ft (159.5 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: There is a historical covenant (dated 8th May 1919) on the title deeds of Marshall House that it is not permitted to erect any building within the grounds belonging to Marshall House. We advise any purchaser to seek advice from their solicitor. Please call Powells if you have any questions regarding this.

Services: Mains electricity water and drainage. Gas fired central heating. Solar panels on the garage roof.

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.

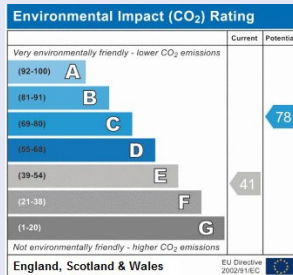
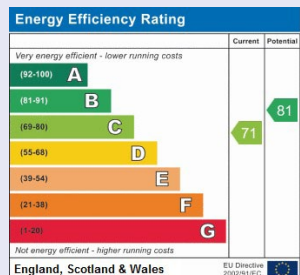
Council Tax Band: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Priory Street turn left at the traffic lights onto the old Hereford Road. Proceed along this road for a short distance and immediately before the gates to the Girls school turn right into The Gardens. Follow this road and the property will be found on the right hand side.

Postcode: NP25 3HF



Powells Chartered Surveyors Land & Estate Agents

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NP25 5JA

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IMPORTANT NOTICE

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