



OAKFIELD HOUSE

LLANISHEN | CHEPSTOW | MONMOUTHSHIRE

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OAKFIELD HOUSE IS SITUATED IN A SOUGHT AFTER LOCATION ON THE EDGE OF AN IDYLIC RURAL VILLAGE BETWIXT MONMOUTH AND CHEPSTOW. THE PROPERTY IS IN A COMMANDING POSITION ALLOWING FOR MAGNIFICENT VIEWS ACROSS THE GLORIOUS USK VALLEY. WITH FOUR DOUBLE BEDROOMS AND FOUR RECEPTION ROOMS THIS PROPERTY IS EXTREMELY SPACIOUS MAKING IT AN IDEAL FAMILY HOME WITH SPACE FOR THOSE NEEDING TO WORK FROM HOME. THE TOTAL PLOT SIZE AMOUNTS TO HALF AN ACRE AND INCLUDES A HEATED SWIMMING POOL.

- Superb four bedroom detached executive home in a rural village setting •
- Lounge with stone fireplace and solid oak and glass balustrade •
 - Four double bedrooms with outstanding views and two en-suite bathrooms •
 - Bright and airy sunroom with vaulted ceiling and woodburning stove •
 - Spacious office for those needing to work from home •
- Ample off-road parking for several vehicles and a double garage •
 - Established garden, green lawn and heated swimming pool •
 - Grounds and gardens measuring approximately half an acre •
 - Breathtaking, far reaching views across the Usk Valley •
 - Solar panels with generous income, air source heat pump and air conditioning unit •
 - This property is being sold with no onward chain •
- Trellech 2.5 miles • Monmouth 8.6 miles • Chepstow 9.1 miles •
- Abergavenny 17.3 miles • Newport 21.6 miles • Bristol 25.6 miles •
 - Cardiff 34.1 miles • Bath 37.9 miles • London 132.3 miles •
 - Bristol Airport 33.9 miles • Cardiff Airport 46.8 miles •
- Birmingham Airport 102.4 miles • Chepstow Train Station 9.1 miles •
- Severn Tunnel Junction 13.5 miles • Abergavenny Train Station 16.2 miles •
 - Bristol Parkway Station 20.9 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

Oakfield House is located in Llanishen, a village between Monmouth and Chepstow. It has a village hall, The Carpenters Arms public house, local garage and shop offering local produce. Running, cycling and walking routes for all abilities are found locally to places such as Trellech to see Harolds Stones and Tintern to visit Tintern Abbey.

There are good connections to the main road network with the historic border town of Monmouth being just over 8.6 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 and the Monmouthshire and Brecon Canal are all easily accessible.

Just 9.1 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has a Racecourse and independent school. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops, eateries and everything a thriving town centre has to offer.

THE PROPERTY

Oakfield House is a beautiful executive family home built to a high standard. It is well-proportioned internally offering plenty of space for a modern family as well as designated spaces for working from home. The property is extremely light and airy due to many windows and internal glazed doors allowing light to flood throughout the home. Outstanding views can be appreciated from all the rooms at the rear of the house.

Step into the entrance hall that has a magnificent Ash staircase with cloaks cupboard underneath, reclaimed maple and beech flooring, a cloakroom and various doors leading off. A door from the entrance hall opens into the office that has Georgian style wall panelling, a box bay window with a view of the front aspect and enough space to accommodate two generous sized desks.

Internal French doors from the entrance hall open into the spacious sitting room. The entrance to this room is on a higher level making it a great space for displaying personal items or perhaps a library area. A beautiful hand crafted oak and glass balustrade defines the two spaces and steps lead down to the main living area. Within the sitting room is a Bath stone open fireplace and French doors opening out onto the patio. Oak flooring continues from the sitting room into the Den.





The Den has a walk-in bay window offering superb views of the garden and far reaching views.

This room is extremely versatile and has been used in a variety of ways to suit a growing family such as a play room, gaming room, music room, hobby room and study.

The kitchen has a range of floor and wall units and Beech worksurfaces. There is space for a Range style cooker, undercounter fridge and dishwasher. A stainless steel one and a half sink and drainer is perfectly placed underneath the window overlooking the front aspect. A useful utility room is accessed from the kitchen and has a range of base and wall units matching those in the kitchen. There is space for a fridge-freezer, washing machine and the window above the stainless steel sink overlooks the swimming pool.

Steps from the kitchen lead down to the dining area, wonderful views can be appreciated while you dine. Glazed French doors open out to the al fresco dining area. Internal French doors from the dining area provides access into the sunroom.

The sunroom is extremely bright and airy due to glazing running across the entire length of the room along with three Velux windows set into the vaulted ceiling. A woodburning stove sits on a Chinese slate floor.

From the entrance hall an Ash staircase leads up to the first floor galleried landing. A view down to the entrance hall can be appreciated from here. The airing cupboard houses the hot water cylinder.

There are four double bedrooms on the first floor. Three of the bedrooms have what can only be described as outstanding far reaching views across the Usk Valley to the rear aspect. Both the principle bedroom and second bedroom have en-suite facilities.

The family bathroom has a white suite to include a separate bath and shower cubicle, w.c and wash hand basin with a range of cupboards and drawers underneath.

OUTSIDE

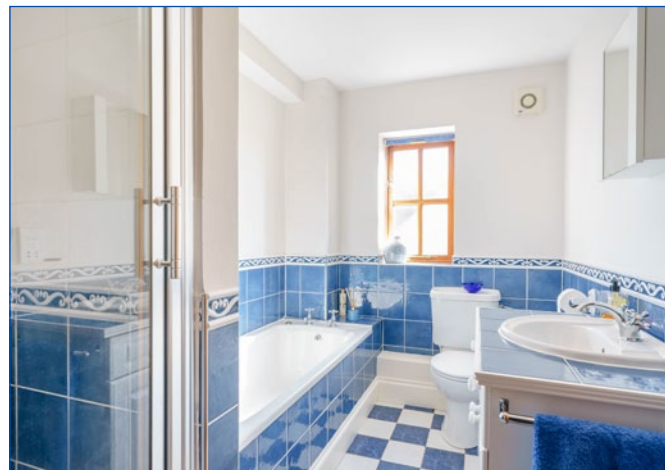
Gates open onto a granite gravel driveway providing ample off-road parking for several vehicles. The driveway leads to a double garage with up and over doors. From the parking area steps and a paved ramp lead down to the main entrance.

Every area of the garden has been cleverly utilised so that no space has been wasted. The raised front lawn has variety of fruiting trees to include pear and plum.

A path leads around to the heated swimming pool located at the side of the property. Next to the pool is a bespoke, timber, undercover seating area with a living, wild flower and grass roof.

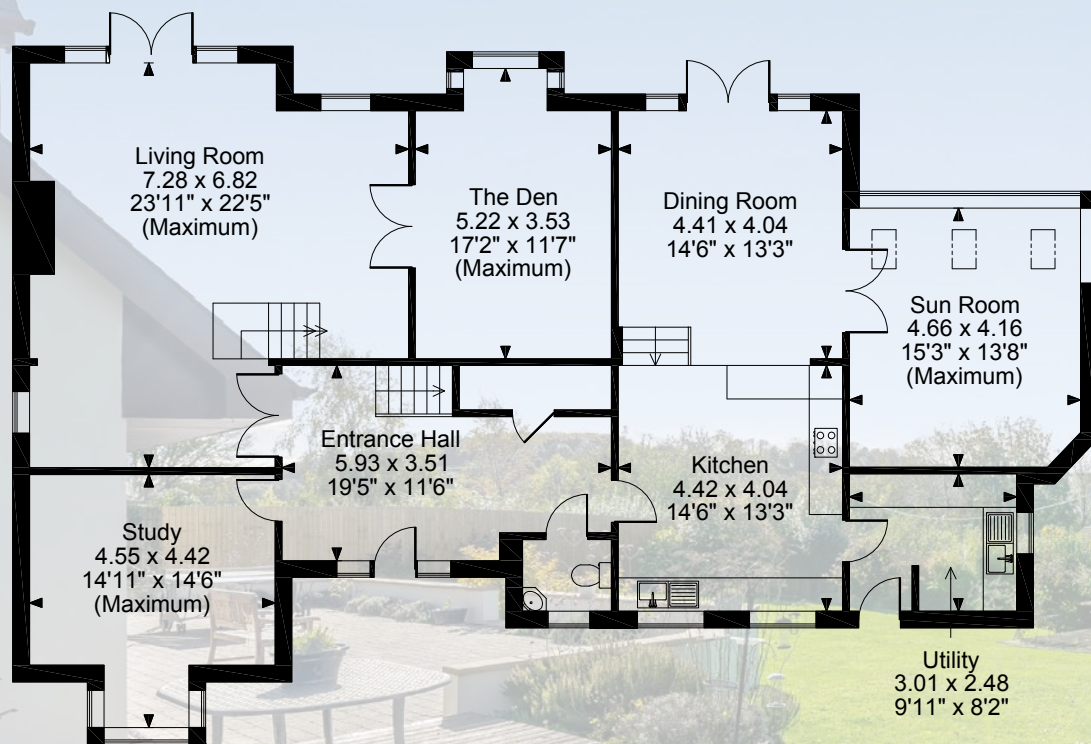
There is a decked area directly outside of the sunroom and a patio runs across the length of the property. The patio and deck are ideal for entertaining and al fresco dining during the warmer months. Stunning, far reaching views can be enjoyed from here.

A low level wall divides the patios and well-manicured lawn. There are a variety of plants and shrubs and the garden is enclosed by fencing and hedges. The total plot size amounts to approximately half an acre.

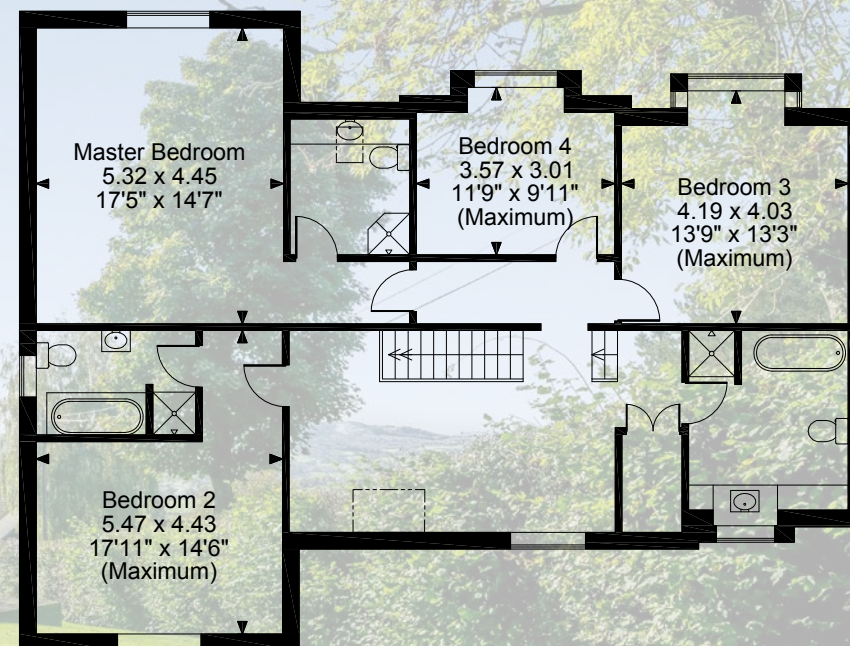


FLOORPLAN

Oakfield House, Llanishen, Chepstow, Monmouthshire Approximate Gross Internal Area 3123 Sq Ft/290 Sq M



Ground Floor



First Floor

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 Note: The benefits of the solar panels will be passed to the new owners.

Agents Note: Several trees within the grounds of Oakfield House are protected by TPO (Tree Protection Orders).

Services: Mains electricity and water, oil fired central heating, air source heat pump 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.

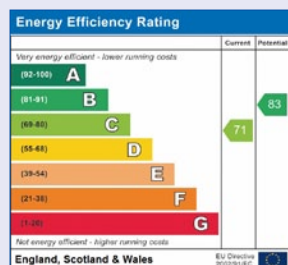
Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: I

Local Authority: Monmouthshire County Council Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Trellech/Penalft. Follow the road as it continues up the hill, and around the 'S' bends. Continue until you reach Trellech. At The Lion Inn bear right and continue along Church Street then stay right following Chepstow Road. Continue on Chepstow Road until you reach The Carpenters Arms, turn right just before The Carpenters Arms. Continue until you reach a T junction. The village hall will be on your left. Turn right on to Church Road passing St Dennis Church. When you reach the fork in the road bear right and the property will be found after a short distance on the left.



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