



SPRINGFIELD HOUSE

CHEPSTOW ROAD | TRELLECH



SPRINGFIELD HOUSE

CHEPSTOW ROAD | TRELLECH | NP25 4PF

SPRINGFIELD HOUSE IS AN OUTSTANDING FOUR BEDROOM FAMILY HOME LOCATED ON THE EDGE OF TRELLECH VILLAGE. IT IS AN EXTREMELY LIGHT AND AIRY PROPERTY AND IMMACULATE INTERNALLY. THERE IS A HIGH SPECIFICATION KITCHEN AND DINING ROOM ALONG WITH TWO FURTHER SPACIOUS RECEPTION ROOMS AND A GARDEN ROOM. THE GARDENS AND GROUNDS APPROACH HALF AN ACRE AND WONDERFUL COUNTRYSIDE VIEWS CAN BE APPRECIATED FROM THE PROPERTY.

- Beautifully presented, detached family home at the edge of a popular village •
 - Spacious accommodation on two floors with stunning views •
 - Kitchen and dining room designed to a high specification •
 - Rega Vent heat recovery system installed •
 - Four first floor double bedrooms and three bathrooms •
 - Electric gated entrance, ample off-road parking and detached stone garage •
 - Delightful countryside views with glimpses of the neighbouring Harold's Stones archaeological site •
 - Located on the Chepstow Road this property is only 6.7 miles from Monmouth and has great access to the wider region of Bristol, Chepstow and Cardiff •
 - The total plot size measures 0.4 acres •
- Monmouth 6.7 miles • Chepstow 10.3 miles • Abergavenny 18.5 miles
• Newport 22.8 miles • Bristol 26.8 miles • Cardiff 35.3 miles • London 133.5 miles • Bristol Airport 67 miles • Cardiff Airport 48.0 miles • Birmingham Airport 83.2 miles • Chepstow Train Station 10.3 miles • Abergavenny Train Station 17.5 miles • Bristol Parkway Station 22.1 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

Trellech is known for its Harold's stones, three large Bronze Age standing stones located in the field next to Springfield House. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. Trellech has The Lion Inn public house, Trellech Primary School, a doctors surgery and The Church of St Nicholas.

Monmouth, located just 6.7 miles away from Springfield House 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 the Ross-on-Wye 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.

THE PROPERTY

Springfield House is an extremely bright and airy family home due to an abundance of enormous windows and glazed doors throughout the property. Step inside the spacious entrance hall with engineered oak flooring that continues throughout much of the ground floor. Oak doors found throughout the property compliment an oak staircase leading up to the first floor landing. A door opens to reveal the cloakroom.

The kitchen and dining room is of a high specification. There are a range of cream units with granite worksurfaces wrapping around the kitchen creating a space in the centre for a family sized table and chairs. Integral Neff appliances include a five ring induction hob with extractor fan over, two ovens, a grill, a plate warmer, a coffee machine and dishwasher. The stainless steel one and a half sink and drainer sits under the window overlooking the rear garden. There is space for an American style fridge freezer and an area designed to accommodate comfortable chairs. From the kitchen there is an opening into the utility room.

The cupboards in the utility room match the kitchen but leave space for a washing machine, tumble dryer and Grant boiler. There is a stainless steel sink and drainer under the window overlooking the driveway and a glazed door opening out to the garden.

The sitting room has neutral décor and is located at the front of the property. A large window allows light to flood into the room. Views of the fields located opposite the property can be appreciated from this room.

A spacious lounge provides plenty of space for all the family to enjoy. The woodburning stove is inset into the wall providing heat but also makes a lovely focal point in the room. Glazed French doors open into the garden room.

Floor to ceiling windows in the garden room allow light to flow into the space and





provide views of the garden. The ceiling is part vaulted and French doors open out onto the patio.

Climb the oak staircase up to the first floor landing. Doors lead off to four bedrooms and a family bathroom.

Bedroom 1 has two bespoke fitted wardrobes handmade by a local carpenter with hanging rails and sliding drawers inside. A window overlooks the front aspect where superb views of the fields and countryside can be appreciated. The en-suite shower room has a walk-in shower with monsoon shower head and hand-held shower, a white w.c, a range of cupboards underneath the oval wash hand basin and a window with a deep sill to the side aspect.

Bedroom 2 has a high ceiling and a view of the Harold Stones from the window. The en-suite shower room has a corner shower cubicle, white w.c, grey vanity unit with a wash hand basin above.

Bedroom 3 has fitted wardrobes with mirrored doors, a high ceiling making it feel even more spacious and a huge window with fantastic views of the front aspect.

Bedroom 4 has a cupboard housing the hot water system and a window with a view over the rear garden.

The family bathroom is impressive and comprises of a bath with hand-held shower attachment, a separate shower cubicle with sliding doors and a Koralle shower with body jets, a 'floating' w.c and a large vanity unit providing plenty of storage with a wash hand basin above. A mirror runs across the full length of the room.

OUTSIDE

Springfield House is located on the Chepstow Road at the edge of Trellech Village. Electric gates open on to a tarmac driveway with off-road parking for many vehicles. In addition to the parking area is a detached garage of stone construction. There is potential to add a mezzanine level to take advantage of a circular window with an attractive view inside of the garage.

The gardens and grounds at Springfield House are bordered by some stone walling but mostly hedging. Step up to a pathway with decorative gravel borders either side leading to the main entrance. The gardens at the front of the property near the main entrance are well-manicured and low maintenance. Behind the property is a log store and potting shed.

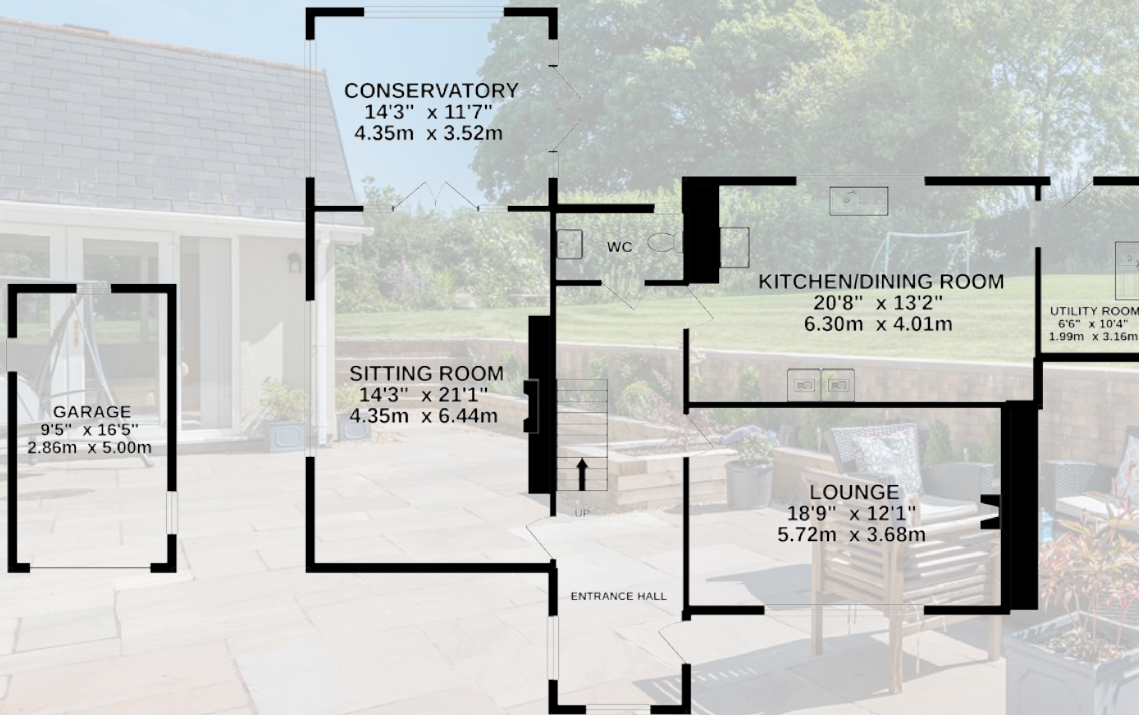
To the rear of Springfield House is a superb Indian Sandstone patio which provides the ideal spot for entertaining and al fresco dining during the summer months. Step up to a raised lawn where views of The Church of St Nicholas can be appreciated. The lawn is enclosed with hedging with three mature trees to one side. These three trees are all protected by tree protection orders.

The total plot size of Springfield House measures approximately 0.4 of an acre.

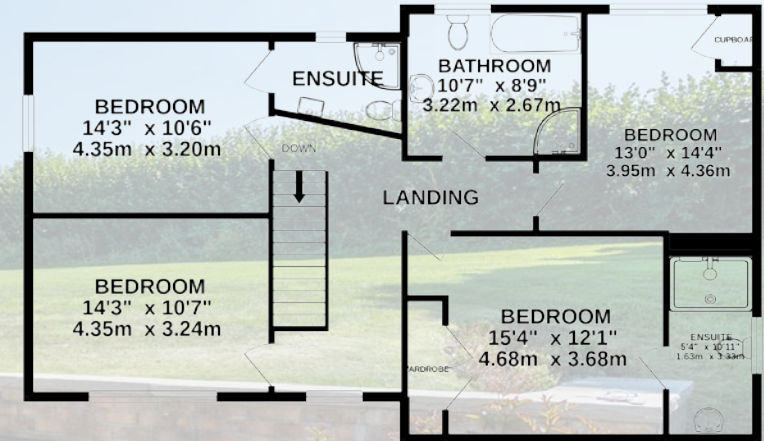


FLOORPLAN

GROUND FLOOR
1388 sq.ft. (128.9 sq.m.) approx.



1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 2370 sq ft (220.2 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.

Made with Metropix © 2020

