



# THE PANTILES

CHEPSTOW ROAD | RAGLAN | MONMOUTHSHIRE



## THE PANTILES

CHEPSTOW ROAD | RAGLAN | MONMOUTHSHIRE | NP15 2EN

THE PANTILES IS SITUATED IN A SOUGHT AFTER LOCATION WITHIN THE VILLAGE OF RAGLAN. WITH FOUR BEDROOMS, KITCHEN/DINER AND THREE RECEPTION ROOMS THIS PROPERTY IS EXTREMELY SPACIOUS MAKING IT AN IDEAL FAMILY HOME. THE PROPERTY IS CLOSE TO A PUBLIC HOUSE AND ALL THE AMENITIES RAGLAN HAS TO OFFER. THE PICTURESQUE VIEWS OF ST. CADOC'S CHURCH FROM THIS PROPERTY ARE TRULY SPECTACULAR.

- Detached family home in a village setting •
  - Four double bedrooms •
- Spacious sitting room, reception room and study •
- High specification kitchen with a breakfast bar •
  - Heated swimming pool •
- Off-road parking for several vehicles and a detached single garage •
- Within walking distance of all the amenities Raglan has to offer •
  - This property is being sold with no onward chain •

### DISTANCES FROM THE PANTILES

Usk 5.6 miles • Monmouth 7.6 miles • Abergavenny 9.7 miles  
Chepstow 14.2 miles • Newport 19.3 miles • Cardiff 30.2 miles  
Bristol 30.3 miles • London 138.6 miles • Bristol Airport 44.8 miles  
Cardiff Airport 45.3 miles • Birmingham Airport 84.5 miles  
Abergavenny Train Station 8.7 miles • Chepstow Train Station 14.3 miles  
Bristol Parkway Station 25.7 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

The Pantiles enjoys a desirable position within the village of Raglan, not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. Raglan offers a number of local amenities, including Village Shop, Butchers, Doctors Surgery, Pharmacy, Post Office, Public Houses including the highly regarded Beaufort pub, hotel and restaurant and and The Ship Inn. The property is within walking distance to Raglan V C Primary School, Puddle Ducks children's day nursery and The Church of St. Cadoc.

The historic border town of Monmouth is just 7.6 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket 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.

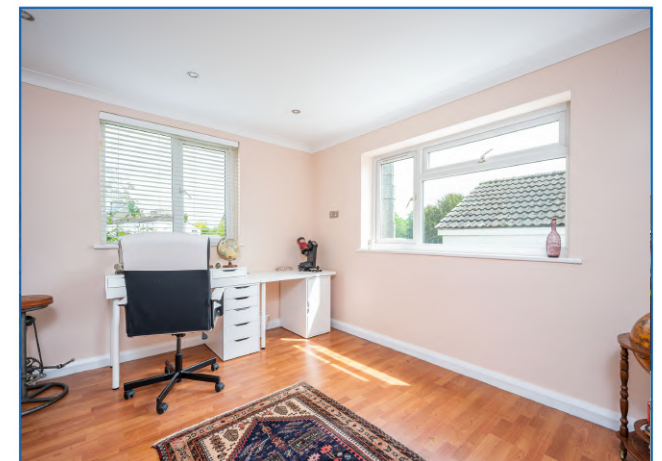
Situated approximately 10 miles of Raglan is the thriving town of Abergavenny which hosts the annual food festival attracting thousands of visitors every year as well as a weekly indoor market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, cinema, library, excellent primary and secondary schools and many high street and boutique shops. Abergavenny has a mainline railway station and excellent road links for commuting to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys.

## THE PROPERTY

The Pantiles is beautifully presented inside and out. Originally built in the 1960s The Pantiles is an executive family home built to a high standard. It is well-proportioned internally offering plenty of space for a modern family. The property is extremely light and airy due to many windows and internal glazed doors allowing light to flood throughout the home.

Step inside the impressive entrance hallway with marble flooring and magnificent atrium style skylight. Various doors lead off to the ground floor rooms.

The study can be found to the left of the entrance hall, it is ideal for working from home and has a window to the front and side aspect.



To the left of the entrance hall is a reception room. This room is very versatile and is currently being used as a child's playroom.

Accessed via the entrance hallway is the magnificent L-shaped open-plan kitchen/dining room which certainly has the 'wow factor'. Perfect for entertaining guests, this space certainly is the 'hub' of the home. The kitchen was supplied by Ultima Kitchens and comprises of a range of base and wall units with granite work surfaces with inset stainless steel double sink with a mixer tap. The kitchen also benefits from an integral dishwasher. A floor to ceiling kitchen unit benefits from an integrated microwave oven, ample storage and space for an American style fridge freezer. There is a "Stoves" range style cooker with 5 ring hob and double oven with an extractor, a tiled splashback and a breakfast bar matching the kitchen units.

Accessed via both the kitchen and the reception hall is the spacious sitting room. The sitting room benefits from picture windows to the rear and the side aspect with outstanding views of the manicured gardens and the swimming pool. A wood burning stove with a slate hearth makes an attractive focal point.

A wooden sliding door leads to the reception hall. Accessed from here is the utility room and a storage cupboard. The utility room comprises of a range of base and wall units with inset stainless steel bowl sink with mixer tap. There is space for a washing machine or tumble dryer.

From the reception hall the staircase leads up to the spacious first-floor landing. Four double bedrooms, a shower room and a family bathroom on the first floor.

The principal bedroom is very spacious and benefits from dual aspect windows to the front and side of the property and spectacular views of St. Cadoc's Church.

Bedrooms 2, 3 and 4 are all double rooms benefitting from built-in wardrobes.

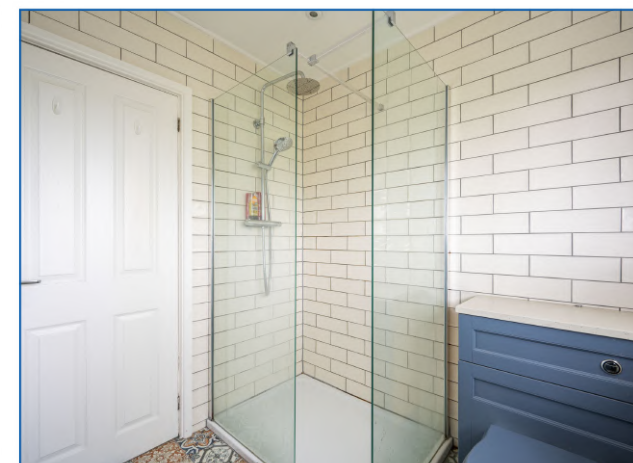
The shower room comprises of a walk-in shower with a mixer valve and rain shower head, vanity unit with inset wash hand basin with mixer tap and low level w.c. There is Moroccan style ceramic flooring and tiling to four walls.

The family bathroom comprises of a bath, pedestal wash hand basin, chrome vertical radiator and w.c.

## OUTSIDE

The Pantiles is approached via a gated entrance onto a flagstone path through the front lawned garden to the front of the property.

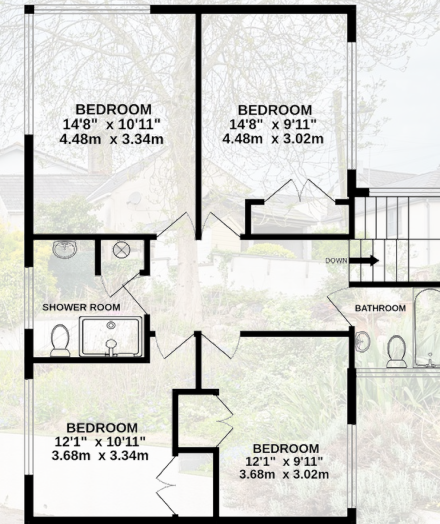
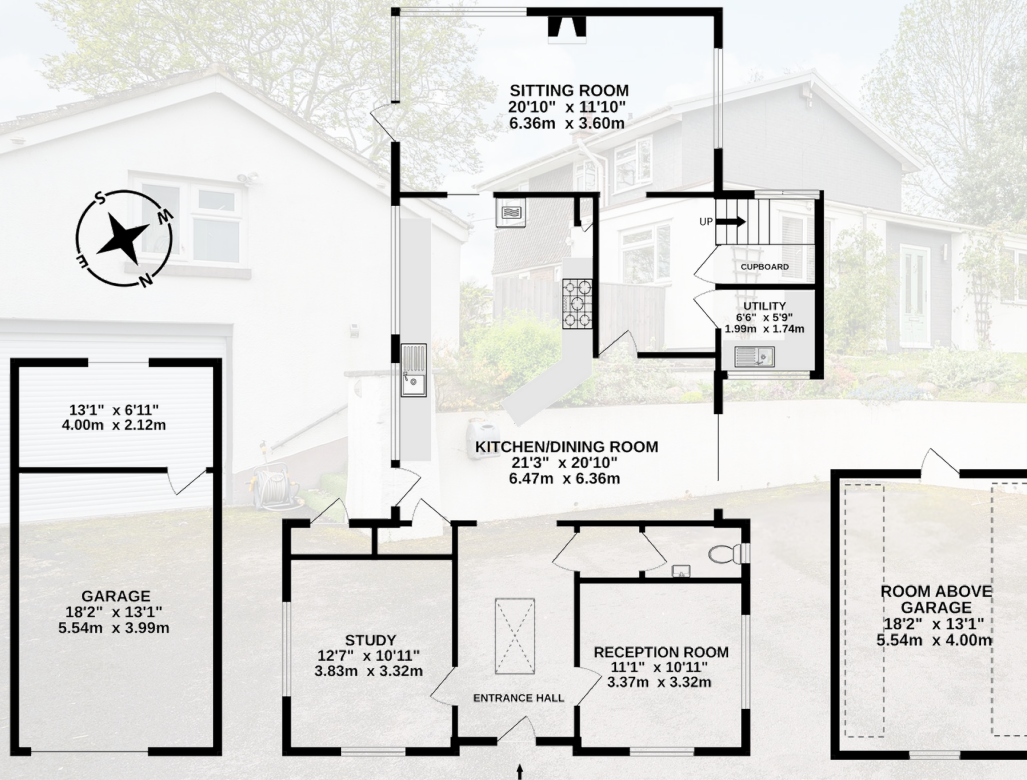
The driveway is open fronted and is large enough to accommodate many vehicles. This leads to a single garage with a room above.



# FLOORPLAN

**GROUND FLOOR**  
1522 sq.ft. (141.4 sq.m.) approx.

**1ST FLOOR**  
1004 sq.ft. (93.3 sq.m.) approx.



THE PANTILES, CHEPSTOW ROAD, RAGLAN, NP15 2EN

TOTAL FLOOR AREA : 2526 sq.ft. (234.7 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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An electric roller shutter door opens to reveal the garage. There is power, lighting and a wooden boarded floor. There is potential to create a workshop or office space. A door leads to the garden.

The side gardens comprise of grassed, gravelled and patio areas with a paved path that wraps around the property. The rear garden is enclosed and benefits from a large patio seating area. Steps lead up to a heated swimming pool surrounded by a boarded terrace. This is a glorious space and is ideal for entertaining guests and al-fresco dining during the warmer months.

## KEY INFORMATION

Services: Mains electricity, gas, water and drainage.

Tenure: Freehold

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: G

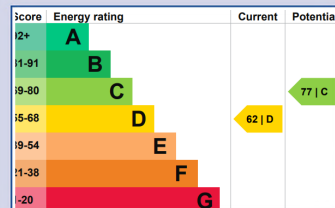
Local Authority: Monmouthshire County Council - Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: At the Raglan roundabout, take the exit signposted Raglan. This will take you on to High Street. Continue down this road. Take a right turning onto Chepstow Road an The Pantiles is the first one on the right hand side. The property is opposite the Beaufort pub and adjacent to the church. There will be a Powells For Sale board.

Postcode: NP15 2EN

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