



WOODGATE HOUSE

GWEHELOG | USK | MONMOUTHSHIRE



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WOODGATE HOUSE OFFERS A FANTASTIC OPPORTUNITY TO PURCHASE A BRAND NEW FAMILY HOME LOCATED ON THE HIGHLY DESIRABLE WAINFIELD LANE. THE PROPERTY BOASTS 4 BEDROOMS, 2 BATHROOMS, AN OPEN PLAN KITCHEN/DINING/FAMILY ROOM AND A DELIGHTFUL LANDSCAPED GARDEN WITH COUNTRYSIDE VIEWS.

- Brand new family home with International Construction Warranty •
- Spacious entrance hall with doors leading to a study and formal dining room •
- Open plan, luxurious kitchen, dining and family room •
- Superb high specification finish and light and airy throughout •
 - Master bedroom with en-suite •
 - Attractive garden with countryside views •
 - Detached garage and ample off-road parking area •
 - Located on a quiet, popular country lane just 3 miles to Usk and Raglan •

Usk 3 miles • Raglan 3.2 miles • Monmouth 10.4 miles • Abergavenny 12.2 miles • Chepstow 14.2 miles • Cardiff 29.3 miles • Bristol 37.6 miles • London 144.3 miles • Bristol Airport 42.4 miles • Cardiff Airport 42.7 miles • Birmingham Airport 87.3 miles • Abergavenny Train Station 11.2 miles • Chepstow Train Station 14.4 miles • Severn Tunnel Junction 19.2 miles • Bristol Parkway Station 32.7 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

Woodgate House is located just 3 miles from Usk. Usk offers a traditional shopping street with boutique shops, a range of hotels including, restaurants, local primary school, doctors surgery and vets. The romantic, ruined Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Raglan is located just 3.2 miles from Woodgate House and offers excellent road connections to the nearby A40/A449 which then provides access to the M4/ M50 and M5. Raglan offers a number of local amenities including a village shop, post office, public houses and a primary school.

Abergavenny, a town known as the gateway to Wales. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The Hardwick, with chef Stephen Terry and endorsed by Michel Roux Jr and The Walnut Tree offering 'proper dining in an informal setting' are located nearby. Abergavenny boasts a bustling town centre with many high street and boutique shops, a train station, Nevill Hall Hospital, Waitrose supermarket and fantastic primary and secondary schools.

There are good connections to the main road network with the historic border town of Monmouth being just over 11 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

The entrance to Woodgate House is welcoming, bright and airy. Glazing in the front door and side window allow light into the space. Solid oak flooring found in the entrance hall continues through into the study. Oak veneer glazed doors on the ground floor open into each room.

The study can be found at the front of the property and has a walk in box bay window making it bright and airy.





This room could also be suitable for an art studio or hobby room due to the amount of natural light entering the space. Behind the study is a handy utility room that houses the Worcester boiler. There is a stainless steel sink and drainer and plenty of space for white goods. An external glazed door provides access to the side of the property. Next to the utility room is a cloakroom.

A formal dining room from the entrance hall could serve as a playroom as there is plenty of space for dining within the kitchen/dining and family room.

The kitchen and sunroom combine to form an open plan kitchen/dining and family room. It is a vast space catering for a modern family. It has a grey modern and contemporary kitchen offering a range of integral appliances to include two fan ovens, induction hob with a downdraft 'hidden' extractor fan, dishwasher, fridge freezer, wine rack and pop up kitchen sockets. The worktops incorporate a one and half bowl sink and drainer and a breakfast bar. The island is a feature in the kitchen where the cooking can be done on an induction hob. Stylish, vertical radiators have been used in this space. The dining and family area is a superb place to entertain and has floor to ceiling windows, doors and a glass ceiling lantern that let light flood into the space. During the summer months two sets of patio doors allow the inside to connect with the outside, ideal for al fresco dining. Ceramic floor tiles make it both attractive, practical and functional.

The sitting room has a wall of glass at the end of the room allowing the space to be light and airy. Attractive views of the garden and the fields beyond its boundaries can be enjoyed from all the rooms at the rear of the property.

An oak staircase in the entrance hall leads up to the first floor landing. The bedrooms and bathroom have been designed around the landing which is large enough to be a library area or reading corner. There is plenty of storage in the eaves.

The master bedroom has floor to ceiling windows which was a clever design by the architect. This enables a door to be easily installed should anyone wish to explore the idea of creating a balcony on top of the sunroom, subject to any necessary planning consents. Wonderful views can be enjoyed from here. The master bedroom boasts an en-suite shower room with a white suite that includes a double shower cubicle with waterfall shower, bath, w.c and a contemporary sink and vanity unit.

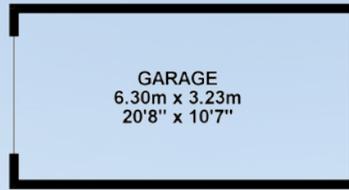
The three further bedrooms all have pleasant outlooks to the front and rear aspects, with the smallest room having storage in the eaves.

The family bathroom has a white suite to include a P shaped bath with shower over, w.c, wash hand basin and vanity unit and a heated towel rail.

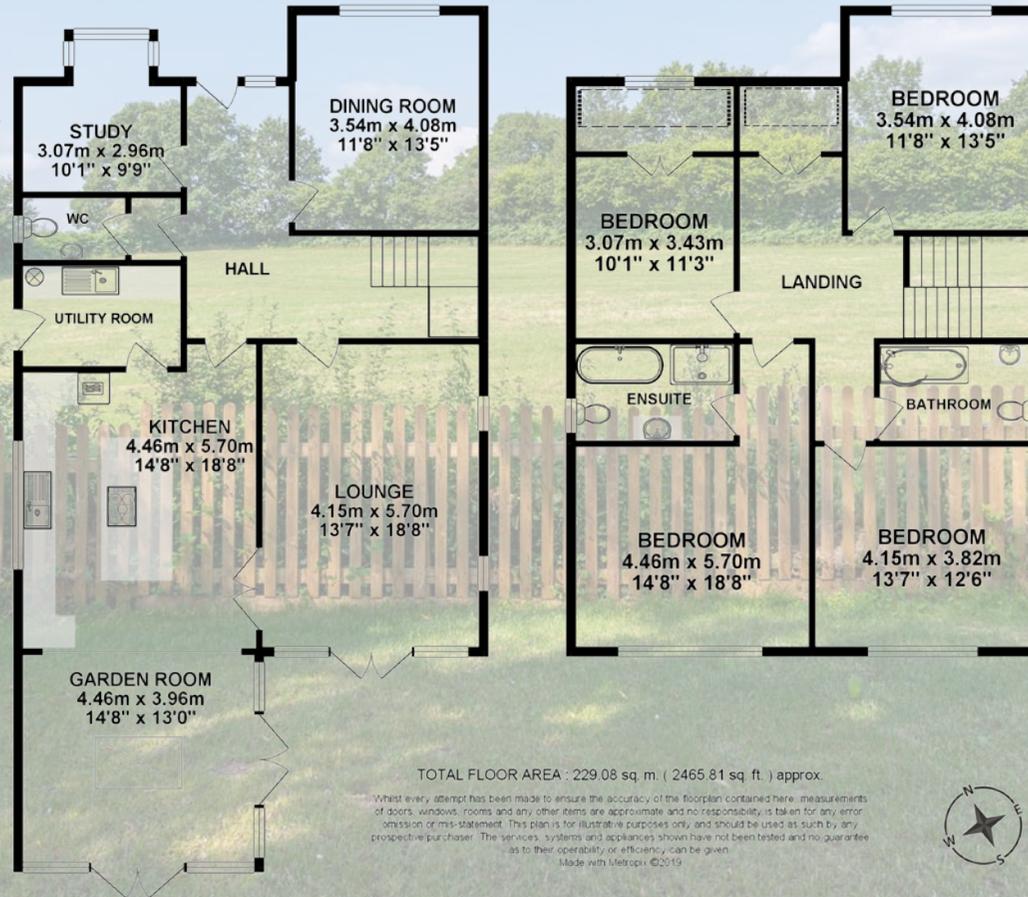


FLOORPLAN

GROUND FLOOR 134.24 sq. m.
(1444.99 sq. ft.)



1ST FLOOR 94.84 sq. m.
(1020.82 sq. ft.)



TOTAL FLOOR AREA : 229.08 sq. m. (2465.81 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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OUTSIDE

The front boundaries are very established with mature trees and bushes providing some privacy from neighbouring properties. At the entrance is a single garage which matches the house perfectly and a tarmac driveway providing ample off-road parking. The front garden has been designed to be easy to maintain with simple wood chipped flower beds and a variety of shrubs. A path with a gentle incline leads down to the front door. The path continues through to the rear garden.

The rear garden is mainly laid to lawn but also benefits from a patio and decked entertaining area. A low fence at the rear boundary allows for countryside views to be appreciated beyond the properties boundaries.

KEY INFORMATION

Services: Mains electricity and water, LPG 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: TBC

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: At the Raglan roundabout take the exit towards Usk. Continue on this road passing the sign for Cold Harbour until reaching Wainfield Lane on the right. If you reach The Hall Inn you have gone too far. Keep going along Wainfield Lane until you see the property on the left hand side. A for sale board is in place at the entrance to the property.

Postcode: NP15 1RT



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