



## DIRECTIONS

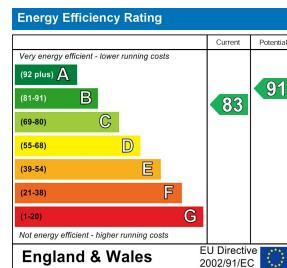
From the centre of Caldicot proceed past the church, continuing over the first mini roundabout, taking the next turning on your left and then bear left into Church Farm Gardens, where you will find this property.

## SERVICES

All mains services are connected to include mains gas central heating.  
Council Tax Band G

## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



TOTAL FLOOR AREA: 1954 sq ft. (181.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan information, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in such for any prospective purchase. The services, fixtures and materials shown here are not meant to be and no guarantee as to their availability or efficiency can be given.  
R0001 and R0002 (2008)

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



## 1 CHURCH FARM GARDENS, CALDICOT, MONMOUTHSHIRE, NP26 4HT

4 3 2 B

£569,950

Sales: 01291 629292  
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A most attractive detached family house, individually designed and constructed for the current vendors, offering flexible and well appointed accommodation over two floors. The ground floor benefits from underfloor heating and offers: large reception hall with glass balustrade staircase, two guest bedrooms along with impressive principal bathroom, utility room, attractive drawing room with wood burning stove and bi-fold doors, also semi-open plan to the stylish family kitchen with dining area and high level ceiling with Velux roof lights and bi-fold doors to the rear. To the first floor is an attractive principal bedroom with its own dressing room and en-suite shower room with a further guest bedroom, also with en-suite shower room. The property stands in its own private gardens. Viewing is highly recommended.

**GROUND FLOOR**

**ENTRANCE HALL**

A spacious well appointed entrance hall with door to front elevation. Glass balustrade stairs to first floor. Large airing cupboard. Attractive wood flooring.

**DRAWING ROOM**

**4.76m x 5.00m (15'7" x 16'4")**

A spacious and attractive principal reception room with wood burning stove. Wood flooring. Bi-fold doors to the rear garden and bi-fold doors to:-

**KITCHEN/DINING ROOM**

**6.8m x 4.11m max 2.9m min (22'3" x 13'5" max 9'6" min)**

Appointed with an extensive and attractive range of base and eye level storage units with ample work surfacing over. Fitted

appliances include eye level electric oven and microwave, fridge/freezer, wine fridge, dishwasher, six ring gas hob with extractor hood over. Inset one and a half bowl sink unit. An attractive dining area with high level ceiling and Velux roof lights complimented by the bi-fold doors to the rear garden. Tiled flooring.

**BEDROOM 3**

**2.86m x 3.44m (9'4" x 11'3")**

A double bedroom with window to front elevation. Wood flooring.

**BEDROOM 4/STUDY**

**3.54m x 2.92m (11'7" x 9'6")**

A versatile room currently being used as a home office with window to front elevation.

**BATHROOM**

A most attractive principal bathroom with extensive tiling to walls and flooring. Appointed with a four-piece suite to include free standing bath, floating vanity unit, low level WC and step-in shower cubicle. Window to side elevation.

**UTILITY ROOM**

Appointed with a range of storage units. Inset one bowl and drainer sink unit. Door to side elevation. Space for washing machine and tumble drier. Tiled flooring.

**FIRST FLOOR STAIRS AND LANDING**

A bright landing area.

**BEDROOM 1**

**3.57m x 4.20m (11'8" x 13'9")**

A double bedroom with window to front elevation. Doors to:-

**DRESSING ROOM**

A spacious area with window to rear elevation.

**EN-SUITE SHOWER ROOM**

Stylishly appointed with a three-piece suite to include vanity wash hand basin, low level WC and step-in shower cubicle. Velux roof light.

**BEDROOM 2**

**4.1m x 3.9m (13'5" x 12'9")**

With window to front elevation.

**EN-SUITE SHOWER ROOM**

Attractively finished with a three piece suite offering step-in shower, wash hand basin and low level WC. Velux roof light.

**OUTSIDE**

The front area is predominantly brick paved offering ample parking for up to six vehicles. To the rear an attractive sunny garden with large contemporary style sun terrace with flower borders and steps to the lawned area. Also featuring a substantial home office with doors opening to the garden, power and light, an ideal room for either home office working or as a family day room or play room.

**SERVICES**

All mains services are connected to include mains gas central heating.

