

DIRECTIONS

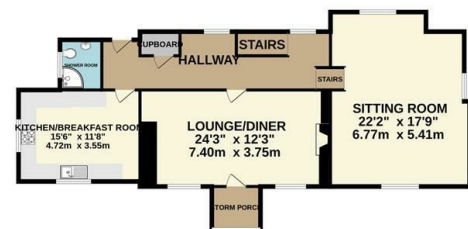
From our Chepstow office proceed along the A48 to the village of Llanvaches, continue through the village towards Wentwood reservoir. Passing the reservoir car park on your left, take the second lane on your left, continue along this lane for approximately one mile taking the first turning on your left, continue for approximately half a mile where you will find Oaklands on your right hand side. What3words:///digs.newlyweds.clots

TENURE - FREEHOLD

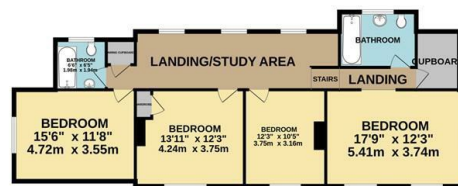
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
1533 sq.ft. (142.4 sq.m.) approx.



1ST FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 2617 sq.ft. (243.2 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.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D			
(39-54) E			40
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			



OAKLANDS, LLANVACHES, CALDICOT, MONMOUTHSHIRE, NP26 3AZ



£760,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Oaklands comprises a substantial detached cottage, principally stone-built having modern additions, all presented to a high standard and enjoying a delightful position along a quiet rural lane, yet with easy access to the A48, bringing Chepstow, Newport and Caldicot within easy reach, with good road access from either Newport onto the M4 or Chepstow onto the M48. This area is nestled close to the large Forestry Commission area known as Wentwood with its reservoir also close by, a really pretty and delightful part of Monmouthshire.

The property has been sensitively updated and enhanced over recent years to provide comfortable family accommodation with impressive entrance hall, attractive lounge/dining room, separate sitting room, family kitchen/breakfast room and shower room to the ground floor. To the first floor is a principal bedroom with its own en-suite bathroom, along with three double guest bedrooms and family bathroom. Furthermore, the property enjoys pleasant gardens around the house with a nearby paddock and outbuilding along with a double garage and parking.

Viewing is highly recommended.

OUTSIDE

GARDEN AND GROUNDS

The property is approached along a quiet lane to its parking area in front of a large detached double garage. The immediate gardens are of approximately a quarter of an acre, and laid extensively to lawn with mature borders, gravelled pathways and seating areas, enjoying attractive views across the open countryside towards Wentwood reservoir and beyond. A little further along the lane is the entrance to the paddock which is approximately 2.7 acres. A useful paddock area for either equestrian or other uses with the added benefit of an outbuilding.

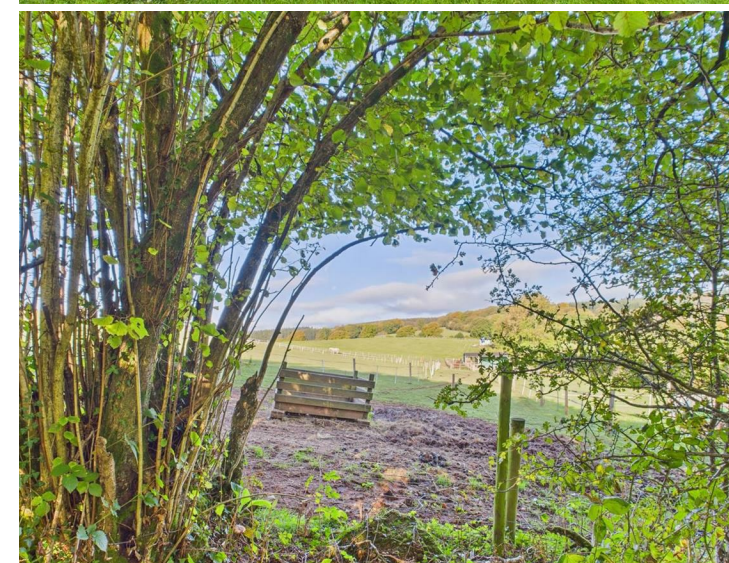
DETACHED DOUBLE GARAGE

5.61m x 5.00m (18'5" x 16'5")

With potential for further accommodation use, subject to the necessary planning consent.

SERVICES

Mains water and electricity. Septic tank drainage. Oil fired central heating.



BEDROOM TWO

4.72m x 3.56m (15'6" x 11'8")

A spacious bedroom with high-level beamed ceiling. Window to the side elevation overlooking the gardens and velux style roof light.

BEDROOM THREE

4.24m x 3.73m (13'11" x 12'3")

With window to the front elevation.

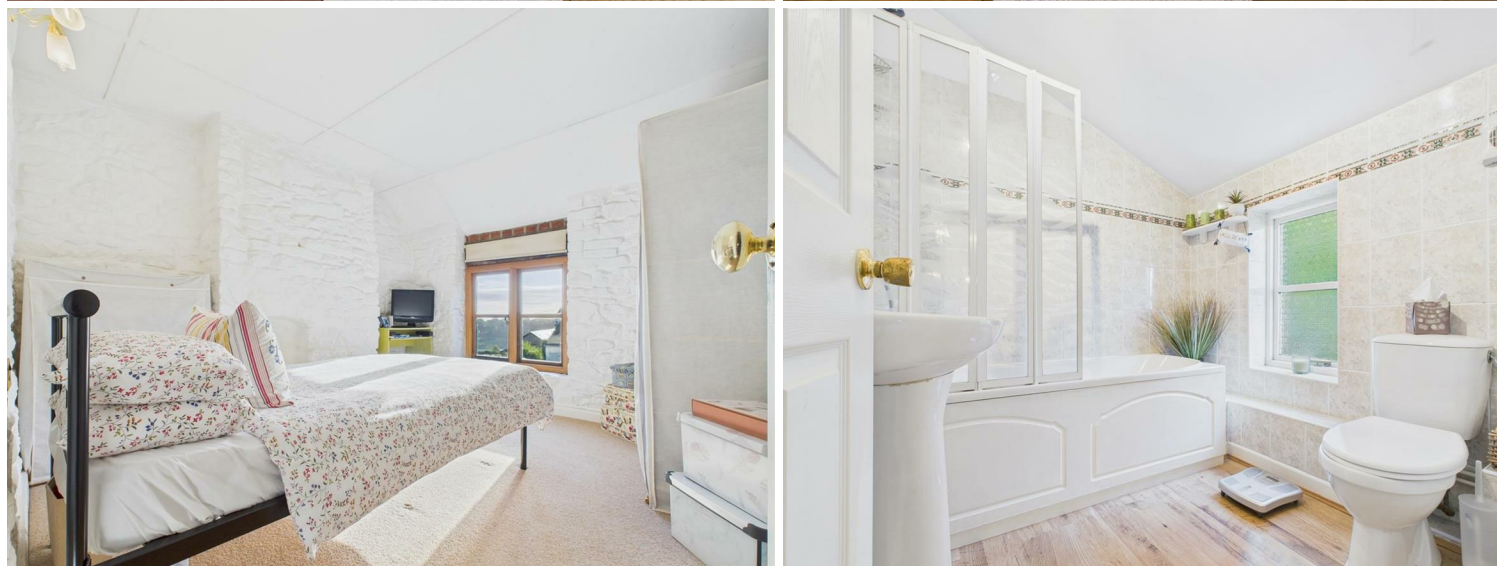
BEDROOM FOUR

3.73m x 3.18m (12'3" x 10'5")

With window to the front elevation.

FAMILY BATHROOM

With a three-piece suite comprising panelled bath with shower attachment over and glass shower screen, low-level WC, and wash hand basin. Fully tiled walls and wood effect flooring. Heated towel rail. Window to the rear elevation.



GROUND FLOOR

ENTRANCE HALL

With tiled flooring, stairs to first floor and storage cupboard. Door and two windows to rear elevation. Stone steps lead down to: -

SITTING ROOM

6.76m x 5.41m (22'2" x 17'9")

A delightful reception room with triple aspect windows offering lovely views of the surrounding countryside.

LOUNGE/DINING ROOM

7.39m x 3.73m (24'3" x 12'3")

Part of the original cottage, this spacious reception room has two windows and wooden door to the front elevation. Feature original fireplace with wood-burning stove. Slate tiled flooring and beamed ceilings.



KITCHEN/BREAKFAST ROOM
4.72m x 3.56m (15'6" x 11'8")

A well appointed farmhouse style kitchen with an excellent range of eye and base level storage units with ample work surfacing and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit. Integrated four ring electric hob with double electric oven beneath and extractor hood over. Space and plumbing for dishwasher, washing machine and tumble dryer. Beamed ceiling and tiled floor. Windows to front and side elevations.

SHOWER ROOM

Comprising a three-piece suite to include a low-level WC, pedestal wash basin with tiled splashback and corner step-in shower. Tiled flooring and beamed ceiling. Window to side elevation.



FIRST FLOOR STAIRS AND LANDING

A very spacious landing area with airing cupboard and storage cupboard. Beamed ceiling. Three windows to the rear elevation. Steps down to: -

PRINCIPAL BEDROOM
5.41m x 3.73m (17'9" x 12'3")

An attractive and spacious principal bedroom with high-level beamed ceiling, dual aspect windows to the front and rear elevations with commanding rural views.

EN-SUITE BATHROOM

Adjacent to the principal bedroom is the en-suite bathroom comprising of a three-piece suite to include a panelled bath with chrome mixer taps and shower attachment, glass shower screen, combination vanity wash hand basin and WC unit. Chrome heated towel rail. Fully tiled walls and tiled flooring. Window to rear elevation.

