



DIRECTIONS

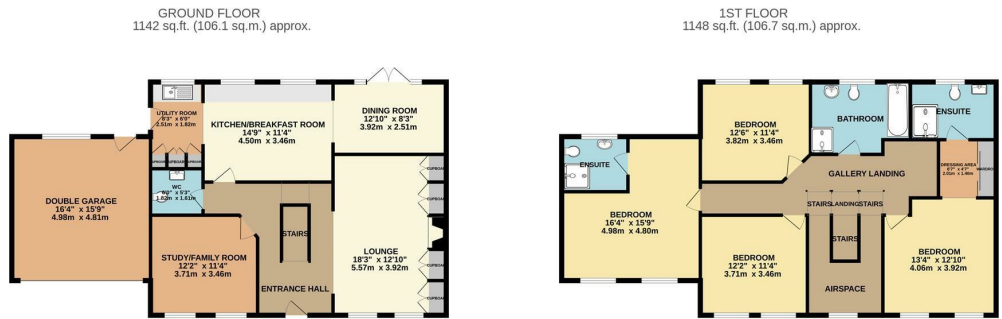
From our Chepstow office, proceed along A48 towards Caldicot, after St. Pierre Country Club bear left to the next roundabout taking first exit towards Caldicot, proceed along the road taking the next turning left signposted Portskewett, carry on along the road taking first right into Treetops development, proceed along the road taking second left hand turn into a private lane which will lead you to the property.

SERVICES

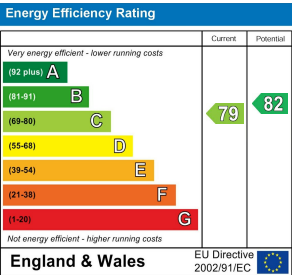
All mains services are connected, to include mains gas central heating.
Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 2290 sq.ft. (212.8 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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STRAWBERRY FIELDS TREETOPS, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5SQ

4 3 2 C

GUIDE PRICE £700,000

Sales: 01291 629292
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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.

Strawberry Fields comprises a superb individually designed executive detached family home, occupying a generous and private position within this established residential location, in the desirable village of Portskewett. The spacious and versatile living accommodation briefly comprises, to the ground floor: a grand reception hall with full height ceiling and split staircase, generous lounge with feature fireplace, second sizeable reception/family room offering versatile use, a fantastic kitchen/breakfast room, dining room, utility and WC/cloakroom. To the first floor, the beautiful galleried landing leads to four double bedrooms, two with en-suites, as well as a four-piece family bathroom.

The property further benefits from private gated access onto a sweeping driveway, which leads to a substantial parking area, beautiful low maintenance gardens to the side and rear, perfect for family living, as well as a double garage. The property is finished to an exceptional standard throughout and we would strongly advise arranging a viewing to appreciate what this property has to offer.

OUTSIDE

GARAGE

A double garage with up and over electric doors, benefiting from power and lighting. Courtesy pedestrian door and window to the rear. Wall mounted gas combination boiler.

GARDENS

To the front, the property is approached via gates which lead onto an extensive private block paved driveway providing parking for several vehicles and access to the garage. The front of the property benefits from feature pillars and storm porch. There are several low maintenance areas laid to lawn. The front garden is enclosed by timber fencing and attractive stone wall. To the rear the garden is both sizeable and low maintenance, comprising a paved patio area accessed directly off of the dining room, extending the contemporary living feel to the outside and providing an ideal space for dining and entertaining with friends and family. There is open access to both sides of the property; to one side there is an alleyway and to the other side there is a further sizeable paved patio area, enjoying a westerly aspect, flooding in lots of natural light which has a super courtyard feeling. The side area wraps around to the front of the property, where there is a further undercover paved patio area with pergola, providing a fantastic space for al fresco dining, entertaining, and barbecues. The side of the property benefits from a garden shed.

SERVICES

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



BEDROOM 3
3.82m x 3.46m (12'6" x 11'4")

A double bedroom with two sash windows to the rear elevation.

BEDROOM 4
3.71m x 3.46m (12'2" x 11'4")

A double bedroom with two sash windows to the front elevation.

FAMILY BATHROOM

Comprising a four-piece suite to include panelled bath with a handheld shower attachment; separate walk-in wet room style shower with a mains-fed shower unit, low level WC and wall mounted wash hand basin. Heated towel rail. Window to the rear elevation. Fully tiled walls and flooring.



GROUND FLOOR

RECEPTION HALL

A large entrance door leads into a spacious, light and airy reception hall, enjoying a full height ceiling flooding in natural light. Solid wood flooring. A grand, solid wooden staircase leads to the first floor galleried landing. Open access into the:-

LOUNGE

5.57m x 3.92m (18'3" x 12'10")

A very well-proportioned front reception room, enjoying two sash windows to the front elevation overlooking the private gardens. Feature freestanding wood effect gas burner on a tiled hearth with feature surround. The room benefits from inset shelving and fitted storage cupboards to either side of the fireplace. Solid wood flooring.

WC/CLOAKROOM

A spacious cloakroom which currently comprises a modern neutral suite to include pedestal wash hand basin with tile splashback and low level WC. Solid wood flooring.

STUDY

3.71m x 3.46m (12'2" x 11'4")

A second spacious reception room currently utilised as a study but offering a fantastic versatile use for either a second sitting room, a formal dining room or a downstairs bedroom if required. Two windows to the front elevation.



OPEN PLAN KITCHEN/BREAKFAST ROOM

4.50m x 3.46m (14'9" x 11'4")

A superb open plan space which enjoys a mix of contemporary fixtures and fittings coupled with character features to include exposed beam. Comprising an extensive range of fitted wall and base units with ample quartz worktops over and feature island. Inset one bowl stainless steel sink unit. Feature freestanding Rangemaster cooker with overhead extractor hood. Integrated appliances to include dishwasher, Neff microwave, wine cooler and a freestanding American style fridge/freezer. Tiled flooring. Two windows to the rear elevation enjoying views across the gardens. Feature open archway leads to the :-

DINING ROOM

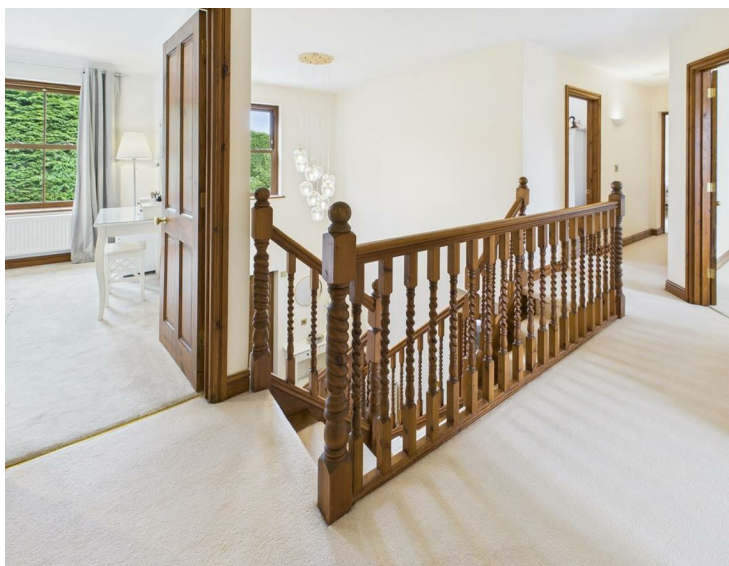
3.92m x 2.51m (12'10" x 8'2")

Providing a perfect formal dining space. Tiled flooring. French doors lead directly out to the rear patio area.

UTILITY ROOM

2.51m x 1.82m (8'2" x 5'11")

Accessed from the kitchen/breakfast room is this very practical space enjoying fitted wall and base units with ample quartz worktops over. Inset one bowl stainless steel sink unit. Space for under counter white goods. Window to the rear and pedestrian door to side elevation.



FIRST FLOOR STAIRS AND LANDING

A split stair case leads to a galleried landing area overlooking the reception hall, with a window to the front elevation. Loft access point. Doors to all first floor rooms.

PRINCIPAL BEDROOM SUITE

4.06m x 3.92m (13'3" x 12'10")

A very well-proportioned double bedroom with two windows to the front elevation. An archway leads to a dressing area with fitted wardrobes, with access to the :-

EN-SUITE SHOWER ROOM

Comprising a super stylish shower room comprising walk-in wet room style shower with glass shower screen, overhead waterfall shower and separate handheld attachments, low-level WC and wash hand basin inset to vanity unit. Fully tiled floor and walls. Heated towel rail. Frosted window to the rear elevation.

BEDROOM 2

4.98m x 4.80m (16'4" x 15'8")

A very well-proportioned double bedroom with two windows to the front elevation. Loft access point. Door to:-

EN-SUITE SHOWER ROOM

Comprising a stylish, fully tiled shower room with a walk-in wet room style shower area, glass shower screen and mains fed shower unit, low-level WC and pedestal wash hand basin, heated towel rail, frosted window to the rear aspect.

