



## Cedar Lodge, Crick, Caldicot, Monmouthshire, NP26 5UW

£649,950



**DIRECTIONS** From Chepstow proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. At the roundabout take the third exit continuing along the A48 passing St Pierre Golf & Country Club. At the next roundabout take the second exit continuing along the A48. Upon entering the village of Crick, you will see Crick nursing home on your left hand side. Turn left just past the nursing home. Continue down this road taking the first left. Follow the lane where you will find the property on the left hand side.

### SERVICES

All mains services are connected. Septic tank for drainage.

### TENURE - FREEHOLD

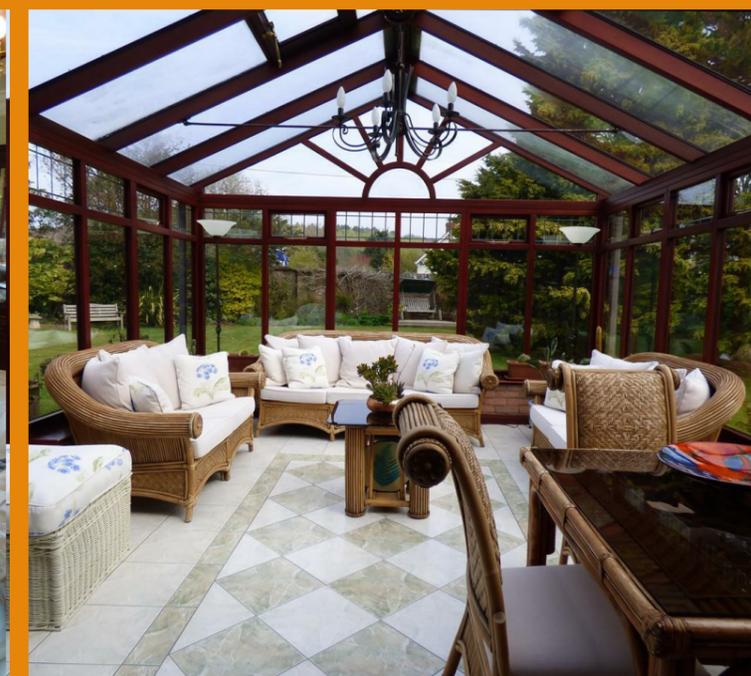
You are recommended to have this verified by your legal advisors at your earliest convenience.

Disclaimer  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

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.

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## GARDENS AND GROUNDS

### OUTSIDE

An impressive block paved driveway with ample parking and turning area leads to the integral double garage with twin remote electric up and over doors. Well stocked gardens to the front and side of the property, lawned area, maturing shrubs, trees and bushes and a natural stone wall. To the rear of the property generous, larger than average gardens, which are level and predominately laid to lawn. Superb sun terrace. Contemporary style Pergola. Well stocked beds and borders. Natural stone wall to boundary plus hedge and fence. Outside lighting and tap.

### GARAGE

19'2 x 22'8 maximum overall measurements to include

Range of base and eye level storage units to the rear. Tiled floor. Twin remote, electric up and over doors. Hardwood leaded double glazed window to side elevation. Hardwood panelled door with leaded double glazed insert to side.



This beautifully presented and well maintained property is set over 2 floors. To the ground floor, there is an impressive reception hall giving access to the ground floor wc, kitchen/breakfast room with large utility off and personal door to garage. Also from reception hall good sized dining room and superb drawing room giving access to the Amdega conservatory overlooking the private sunny gardens to the rear. There is also a study on this floor. Turned stairs with half landing lead to the generous first floor which gives access to the master bedroom suite to include dressing area and superb range of built-in wardrobes as well as en-suite bathroom. Guest bedroom 2 with en-suite bathroom and three further bedrooms plus superb main bathroom. Outside there is an attached double garage with twin remote electric up and over doors. Block paved driveway with ample parking and private gardens to the side and rear of the property which are of a sunny nature and beautifully maintained. We are informed by the vendors that the property previously had planning permission to extend to the side to create further accommodation. This has now lapsed however, as it has been granted in the past, it is highly likely that the local authority would grant permission again. The property also lends itself to create dual family accommodation and viewing comes highly recommended.

Situated within this popular village, Crick is a short distance away from the market town of Chepstow. Caldicot is also close at hand, both of which have an attendant range of facilities. You will find good junior and comprehensive schools in the area. St Johns on the Hill is also a short distance away. Bus and rail links, the A48, M48 and M4 motorway networks bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.



#### GUEST BEDROOM 2

18'1 max to door recess x 13'6 max to rear window

Coving. Panelled radiator. Hardwood leaded double glazed windows to side and rear elevation. Door to en-suite.

#### EN-SUITE

Coving and extractor fan. Modern white suite to include low level dual push button flush wc. Wash hand basin with chrome mixertap set over vanity storage unit. Shaver point. Bath with chrome mixertap and shower attachment over. Fully tiled walls. Tiled floor. Chrome towel radiator. Extractor fan. Leaded UPVC double glazed window to rear elevation.

#### BEDROOM 3

18'1 x 18'3 max to recess

Coving. Panelled radiator. Two hardwood leaded double glazed windows to front elevation.

#### BEDROOM 4

11'6 x 13'4 to include recess

Coving and panelled radiator. Hardwood leaded double glazed window to rear elevation.

#### BEDROOM 5

11'6 x 9'1

Coving. Panelled radiator. Hardwood leaded double glazed window to side elevation.

#### BATHROOM

Coving. Extractor fan. A superb family bathroom with ceramic wash hand basin and hardwood vanity unit. Marble work surface and shaver point plus mirror and lighting over. Corner step-in enclosure with fixed sunflower head shower and separate shower attachment. Bath with mixertap and shower attachment. Towel radiator. Two double glazed velux roof windows with blinds to rear elevation.

- SUPERB INDIVIDUALLY DESIGNED, DETACHED, EXECUTIVE STYLE HOME
- SOUGHT AFTER VILLAGE LOCATION
- FIVE BEDROOMS WITH THE MASTER BEDROOM SUITE TO INCLUDE DRESSING AREA & EN-SUITE BATHROOM
- THREE GENEROUS RECEPTION ROOMS
- AMDEGA CONSERVATORY OFF THE DRAWING ROOM
- KITCHEN/BREAKFAST ROOM PLUS LARGE SEPARATE UTILITY ROOM
- FAMILY BATHROOM PLUS GROUND FLOOR WC
- ATTACHED DOUBLE GARAGE, BLOCK PAVED DRIVEWAY AND GENEROUS PRIVATE SUNNY GARDEN TO REAR
- COULD BE UTILISED TO CREATE DUAL FAMILY ACCOMMODATION
- VIEWING HIGHLY RECOMMENDED

## GROUND FLOOR

Open porch leading to solid panelled door. Leaded double glazed side screen into reception hall.

#### RECEPTION HALL

17'10 x 12'1 maximum overall measurement to includ

Coving. Under stairs storage cupboard. Two large cloaks cupboards. Double panelled radiator. Turn stairs to first floor landing. Doors off.

#### GROUND FLOOR WC

Coving and extractor fan. Modern white suite to include low level dual push button flush w.c. Wash hand basin and chrome mixertap set over vanity draw unit. Porcelanosa tiled walls and floor. Panelled radiator.

#### KITCHEN/BREAKFAST ROOM

18'11 x 11'9 to door recess

Matching range of light oak fronted base and eye level storage units. End display cabinets, plate rack and glass fronted end displays. One and a half bowl sink and mixertap set into work surface. Tiled splashbacks. Built-in Neff stainless steel double oven. Neff 4 ring gas hob set into work surface. Tiled splashback. Extractor hood and lighting over. Integrated fridge and dishwasher. Ceramic tiled floor. Panelled radiator. Hardwood leaded double glazed window to rear and side elevation. Door to dining room. Door to utility room.





**UTILITY ROOM**  
11'8 x 8'1

Coving. Range of light oak base units. Single drainer stainless steel sink set into work surface. Tiled splashback. Plumbing and space for automatic washing machine. Space for tumble dryer. Ceramic tiled floor. Panelled radiator. Hardwood leaded double glazed window to side elevation. Panelled and leaded double glazed door to side. Door to garage.

**DINING ROOM**  
13'4 x 12'8

Ornate coved and plain ceilings plus ceiling roses. Double panelled radiator. Hardwood double glazed French doors to rear elevation. Hardwood glazed doors to drawing room.

**DRAWING ROOM**  
21'3 x 17'6

Ornate coved ceiling and roses to plain ceilings. Feature fireplace with solid wooden surround with marble hearth and backplate. Living flame gas fire inset. Two panelled radiators. Solid wooden double doors to reception hall. Hardwood leaded double glazed windows to rear and side elevation. Hardwood double glazed doors to sun room.



**SUN ROOM**  
17'11 x 16'3

Walled and rosewood framed sun room with double glazed windows to all aspects. Power points. Tiled floor. Rosewood doors to sun terrace leading through to the rear gardens.

**STUDY/FAMILY ROOM**  
14'10 x 9'6

Coving. Panelled radiator. Hardwood leaded double glazed window to front elevation.



## FIRST FLOOR

### FIRST FLOOR STAIRS AND LANDING

Coving with inset spotlighting. Generous landing with panelled radiator. Double glazed velux roof window to front elevation. Doors off.

### MASTER BEDROOM SUITE

#### DRESSING AREA

Built-in wardrobes. Open to the master bedroom. Door to en-suite.

#### MASTER BEDROOM

20'3 maximum measurement x 11'8 maximum measurement

Coving. Range of built-in wardrobes and two panelled radiators. Hardwood leaded double glazed windows to front and rear elevations.

#### EN-SUITE BATHROOM

Coving and extractor fan. White suite to include low level wc. Wash hand basin set over vanity storage. Bath with mixertap and shower attachment over. Shaver point. Polished marble tiled floor. Fully tiled walls with polished marble. Towel radiator. Double glazed velux roof window with blind to side elevation.

