



### DIRECTIONS

From Chepstow, proceed up Moor Street, turning right onto the A48. At the High Beech roundabout continue along the A48 to the next roundabout, again continuing on the A48, passing through the village of Crick, continue along the A48 where you will find Dinham Road on your right.

### SERVICES

All mains services are connected to include mains gas central heating. Underfloor heating to the ground floor. Council tax band G.

### TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2133 sq ft. (198.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## NEW HOUSE, DINHAM ROAD, CAERWENT, CALDICOT, MONMOUTHSHIRE, NP26 5NT



£465,000

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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.

A substantial, individually designed detached executive home occupying a pleasant corner position within this popular Roman village of Caerwent, affording fantastic well planned and versatile living accommodation arranged over three floors. The accommodation briefly comprises to the ground floor; attractive reception hall, cloakroom/wc, generous lounge, fantastic open plan kitchen/dining/family room with French doors to the garden as well as a useful utility room. To the first floor there are four double bedrooms, including the principal with en-suite as well as a four piece family bathroom. Furthermore on the second floor the property affords two further double bedrooms, alternatively could be utilised as further reception/hobby rooms and a shower room. Further benefits include a block paved private driveway, single garage and a good size low maintenance level rear garden. The property is finished to a particularly high standard throughout and will no doubt suit a variety of markets to include the option for multi-generational living needs.

The property is ideally situated within the heart of the charming and historic Roman village of Caerwent, which offers facilities including a post office, public house and garage. A bus service connects the village to the nearby towns of Chepstow and Caldicot being 5 miles and 3 miles respectively and therefore well placed to take advantage of the amenities, schools and shops in the local centres. For those commuting, the A48 provides access to the M4 with the Severn Bridge just 6 miles away and the M4/M5 Interchange 12 miles away. The regional centres of Bristol are 21 miles, Cardiff 26 miles and Newport 14 miles.

## OUTSIDE

### GARAGE

**5.94m x 3.40m (19'6" x 11'2")**

A paved private driveway providing off street parking for two vehicles leading to single garage with manual up and over door. Courtesy door and window to the rear garden.

### GARDEN

To the front of the property a pedestrian pathway leads up to the storm porch and front entrance door. The front garden is low maintenance, laid to lawn with a hedgerow to the front. Gated pedestrian access to both sides of the property leading to the rear garden. The rear garden provides a really lovely private space comprising a paved patio area, which is a perfect space for dining and entertaining, which leads onto a level area lead to lawn. The property also benefits from gated pedestrian access to both sides of the property and is bordered by timber fencing and hedgerow to all boundaries. There is also a pedestrian door leading into the garage.

### SERVICES

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



### FAMILY BATHROOM

A stylish four piece suite including inset bath with tiled surround, double width walk-in shower cubicle with mains fed shower unit and tiled surround, wash hand basin inset to vanity unit with mixer tap, and low level WC. Heated towel rail and frosted window to the rear elevation.

### SECOND FLOOR STAIRS AND LANDING

A bright and airy spacious landing area providing an idle space to sit or indeed work, with Velux window to rear elevation and doors to all second floor rooms.

### BEDROOM 5

**4.47m x 3.12m (14'8" x 10'3")**

A generous room offering fantastic versatile use either as a bedroom, reception room or hobby room. Dual aspect with a window to the front elevation with views towards the village green and a Velux window to the rear elevation. Access to built-in eaves storage space.

### BEDROOM 6

**4.47m x 3.15m (14'8" x 10'4")**

A comfortable double bedroom also offering versatile use depending on requirements. Window to front elevation enjoying attractive open views. Built-in storage cupboard and access to built-in eaves storage space.

### SHOWER ROOM

Comprising a modern and neutral suite including double width walk-in shower cubicle with mains fed shower unit and tiled surround, pedestal wash hand basin with mixer tap and tiled splashback and low level WC. Heated towel rail. Velux window to the front elevation.



### GROUND FLOOR

### ENTRANCE HALL

Glazed panels and entrance door to an attractive reception hall enjoying travertine tiled flooring and half turned staircase to the galleried landing. Doors to the cloakroom, lounge and kitchen.

### CLOAKROOM/WC

Comprising of a neutral modern two piece suite to include low level WC, wall mounted corner wash hand basin with mixer tap and attractive tiled splashback. Travertine tiled floor.

### KITCHEN/FAMILY/DINING ROOM

A sizeable 'L' shaped kitchen/dining/family room providing a fantastic open plan contemporary living space to suit a variety of everyday living needs.

### KITCHEN

**3.86m x 3.25m (12'8" x 10'8")**

The kitchen area comprising an extensive range of modern fitted wall and base units with ample granite worktop and splashback. A range of integrated appliances to include Smeg four ring gas hob with extractor hood over and double electric oven/grill, full size dishwasher and two under counter fridges. Large picture window to the front elevation, and feature travertine tiled floor. Open plan to:-



### FAMILY/DINING ROOM

6.76m x 3.00m (22'2" x 9'10")

Providing ample reception space, with a window and attractive French doors enjoying views over the private gardens to the rear patio area. Useful built-in understairs storage cupboard. Doors to the lounge and utility room.

### UTILITY ROOM

2.41m x 1.88m (7'11" x 6'2")

Providing an additional useful space with fitted laminate worktop and tiled splashback. Space and plumbing for under counter washing machine. Worcester gas boiler. Travertine tiled floor. Built-in storage cupboard. Courtesy door to the garden.

### LOUNGE

4.95m x 3.12m (16'3" x 10'3")

The lounge provides a separate cosy reception space with a large window to the front elevation.



### FIRST FLOOR STAIRS AND LANDING

A beautiful spacious galleried landing area with a window to the front elevation enjoying open views. Built-in airing cupboard and access to all first floor rooms. Staircase to the second floor.

### PRINCIPAL BEDROOM

4.24m x 3.25m (13'11" x 10'8")

The principal bedroom comprises a comfortable bedroom with fitted wardrobe and window to the rear elevation enjoying views over the gardens. Door to:-

### EN-SUITE SHOWER ROOM

A contemporary neutral suite to include a double width walk-in shower cubicle with a mains fed shower unit and tiled surround, pedestal wash hand basin with mixer tap and low level WC. Heated towel rail and half tiled walls. Frosted window to the rear elevation.

### BEDROOM 2

3.48m x 2.74m (11'5" x 9'0")

A further double bedroom benefitting from fitted wardrobes and window to the rear elevation enjoying views of the gardens.

### BEDROOM 3

3.12m x 2.82m (10'3" x 9'3")

A good sized double bedroom with fitted wardrobe and window to front elevation.

### BEDROOM 4

3.25m x 2.59m (10'8" x 8'6")

A double bedroom currently utilised as a study. Window to the front elevation.

