

MONMOUTH

Guide price **£450,000**





ARCHER & Co

www.archerandco.com

To book a viewing call 01600 713030

WHEATFIELD PADDOCKS

Watery Lane, Monmouth, Monmouthshire NP25 5AT



No Chain
Desirable location
Approx 1/3-acre plot

This fabulous home is situated in a highly desirable location, within a short, level walk of Monmouth town centre. The property has been in the same family for many years and now offers an excellent opportunity for modernisation.

Tucked away at the end of a quiet countryside lane, the home enjoys a peaceful setting while still being conveniently close to local amenities. It is surrounded by attractive open countryside and benefits from a well-established, private wrap-around garden extending to approximately one third of an acre.

The charming market Town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



Guide price
£450,000



KEY FEATURES

- Sought after location
- Level walking distance of Monmouth town
- Ideal for modernisation
- Large private gardens
- Plenty of off-street parking
- No Chain









STEP INSIDE











Wheatfield Paddocks presents a fantastic opportunity for buyers seeking a property in need of some updating, offering the chance to personalise and style the home over time.

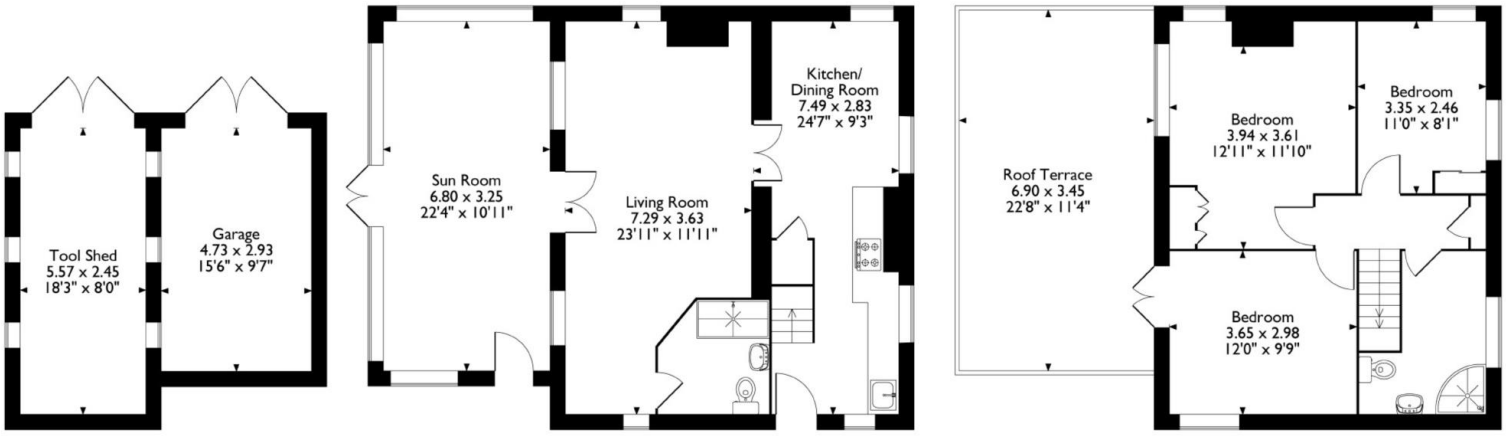
The kitchen/dining room is fitted with a range of base and wall units complemented by laminate worktops. A window sits above the sink, and there is space for an oven and additional white goods.

The dining area enjoys windows to the front and side aspects and provides ample room for a family-sized table and chairs.

The kitchen leads through to a generous sitting room, where a brick fireplace forms an attractive focal point. In addition, there is a garden room that benefits from pleasant views over the rear garden, creating an ideal space to relax.

Also on the ground floor is a wet room, which has been added to the rear of the sitting room. This could be removed if preferred, allowing the space to be reinstated as part of the main living area.

Wheatfield Paddocks, Street: Watery Lane, Monmouth, Monmouthshire
Approximate Gross Internal Area
Main House = 121 Sq M/1303 Sq Ft
Garage/Tool Shed = 29 Sq M/312 Sq Ft
Total = 150 Sq M/1615 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Stairs rise from the kitchen/dining room to the first floor, where there are three bedrooms and a family shower room.

Bedrooms two and three both features fitted wardrobes and overlook the garden.

The principal bedroom is particularly spacious and enjoys doors opening onto an enclosed balcony with a lovely outlook over the private rear garden .

STEP OUTSIDE



The property benefits from ample off-road parking, providing space for multiple vehicles. Within the parking area is a concrete and timber-framed garage, along with a selection of useful sheds offering additional storage.

To the rear, the generous garden wraps around the property and extends to approximately one third of an acre. Mainly laid to lawn, it features a variety of mature trees and shrubs throughout, creating a well-established and private outdoor space.

AGENT'S NOTE:
We are advised that the current title will be split when a sale has been agreed to retain approx a third of an acre with the property.

INFORMATION

Postcode: NP25 5AT
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Private
EPC: E







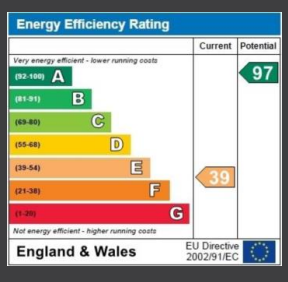
DIRECTIONS

From Monmouth town proceed out on the Rockfield Road. Past the Fire/Ambulance Station turn left at the mini roundabout into Watery Lane. After a short distance prior to reaching the Rockfield Estate , turn left again into Watery Lane, , a quiet lane leading out into the countryside. After a short distance along take a left hand turn and follow the lane to the end where you will find the property.









2 Agincourt Square, Monmouth, NP25 3BT
01600 713030
monmouth@archerandco.com
www.archerandco.com

ARCHER & Co

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.