

# Five Lanes, Caerwent

4 Bedrooms
2 Bathrooms
1 Receptions

£850,000

A Fantastic opportunity to purchase this Four bedroom dormer located in the idyllic location of Fivelanes near Caerwent village. Set in approximately an acre of land with multiple storage sheds and a substantial decking area with hot tub conveniently located off the kitchen/dining area ideal for entertaining. The property is set in the centre of the grounds, tall windows make good use of the light and views throughout. Entering through a vast hallway with vaulted ceiling, plenty of space to throw off shoes and coats after a walk in the countryside, open plan to the stairway with doors to the kitchen/diner, downstairs wetroom and two bedrooms. At the other end of the hallway is the door to the beautiful light and bright living room, also with vaulted ceiling and open beams in keeping with the rustic beauty of the property, tall windows bring light in to the front with, French doors to the rear and a sizeable log burner as a the centrepiece. The kitchen/diner runs the length of the property on the opposite side, again with tall windows bringing the countryside views in, there are French doors to the side which open up onto the decked area. The downstairs wet room has plenty of space and is therefore suitable for the less able or could be redesigned to include more pieces. The two downstairs bedrooms are both doubles but could also easily be used as additional reception rooms as required. Upstairs, bedroom one has the benefit of a balcony looking over the decking area and giving spectacular views across Wentwood. Bedroom two, also double in size has and en suite shower room.

Five lanes is a rural area located approximately 5 mins away from the village of Caerwent on the A48 and a short drive to Wentwood Forest. Ideally located for commuting to the M4 for Bristol, Newport and Cardiff. Just 10-15minutes drive to Caldicot for your local amenities including schools , doctors, dentists, supermarkets and local shops with Newport being your closest city.

So call Nathan











Living Room
23'7" x 17'0"

Kitchen
11'11" x 11'6"

Dining Room
12'3" x 11'6"

Bedroom One
17'8" x 15'8"

Bedroom Two
13'7" x 11'6"

Bedroom Three
11'11" x 11'6"

Bedroom Four- Second Reception Room
12'3" x 11'6"

Utility Room
9'7 x 5'10

Decking Area
24'2 x 20'6

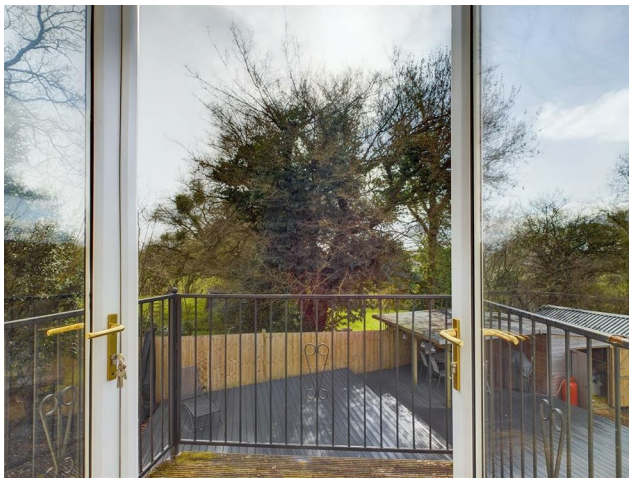
Workshop
19'1 x 11'5

Garage
19'1 x 15'8











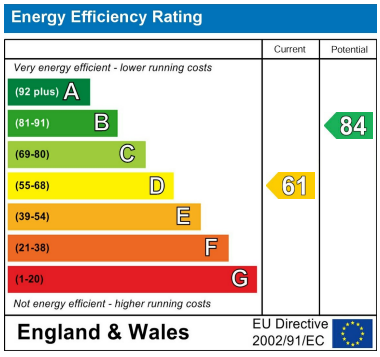


Council Tax Band F




TOTAL FLOOR AREA : 3012 sq.ft. (279.8 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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