



'Highfields' Rudry Road Rudry
Caerphilly. CF83 3DT

Offers in the Region of
£600,000

Why You'll Love Highfields

- Approximately **2,200 sq ft of versatile accommodation**
- Set within approximately **one-third of an acre**
- A wonderful **semi-rural setting**
- **Countryside walks** virtually on your doorstep
- The **river and an abundance of wildlife** close by
- Generous, mature gardens with established trees and planting
- Large lawns offering plenty of space to enjoy outdoor living
- Productive **raised beds** for growing your own fruit, vegetables and herbs
- Private courtyard and seating areas for relaxing and entertaining
- **Gated entrance and generous driveway parking**
- Flexible accommodation arranged across **two floors**
- Generous reception rooms for both family life and entertaining
- Predominantly ground-floor accommodation offering excellent flexibility
- Multiple spaces ideally suited to **working from home**
- Excellent potential for **multigenerational living**
- A home that can adapt as your lifestyle and needs change
- Exciting scope to **personalise and enhance**, subject to any necessary consents
- The feeling of being **away from it all without being isolated**
- Conveniently positioned for access to **Cardiff, Caerphilly and surrounding areas**
- **No onward chain**



A Home Ready for Its Next Chapter

For more than a quarter of a century, Highfields has been much more than simply a house. It has been a much-loved home — a place where life has been lived, memories have been made and the gardens have matured and evolved with the passing years.

Now, after over 25 years with the same owner, the time has come for Highfields to begin its **next chapter**.

And what an opportunity it presents.

There is something rather special about life here. Tucked away in the semi-rural village of Rudry, there is a wonderful sense of peace and space, with beautiful countryside, riverside walks and an abundance of wildlife all close to home. Step outside and you can enjoy the changing seasons, explore the surrounding countryside or simply appreciate the tranquillity of living somewhere that feels removed from the hustle and bustle of everyday life.

Yet this isn't about being isolated. One of the great attractions of Rudry is the ability to enjoy a genuine countryside lifestyle whilst remaining conveniently connected to Cardiff, Caerphilly and the surrounding areas.



Floor Plan Created By Callisto App. Measurements Deemed Highly Suitable But Not Guaranteed.

Highfields itself sits within approximately one-third of an acre, surrounded by mature gardens that have been lovingly established over many years. Lawns, trees, planting, raised vegetable beds and tucked-away seating areas create a garden that isn't simply there to look at — it's somewhere to **live and enjoy**.

And then there is the potential.

With approximately 2,200 sq ft of wonderfully versatile accommodation, Highfields already offers an enormous amount of space, but it also provides something increasingly difficult to find: **the opportunity to make a home truly your own**. Whether that means reimagining the existing accommodation, creating spaces for different generations, embracing home working or exploring ways to further enhance the property in the future, subject to the necessary consents, there is so much possibility here.

The next owner won't simply be buying a property.

They'll be taking on a home with a history, a beautiful setting and the freedom to create something very special for the years ahead.

Highfields has been loved for over 25 years

Now it's ready to be loved all over again. ❤️

