



Winsome, Newport Road
Magor, Caldicot, Monmouthshire, NP26 3BZ

 **DAVID JAMES**

Winsome, Newport Road

Magor, Caldicot, Monmouthshire,

NP26 3BZ

- Detached bungalow
- Lounge
- Kitchen
- Reception room
- Three double bedrooms
- Family bathroom
- Detached garage. Driveway
- Front and generous rear garden
- Village location
- Excellent local amenities & travel links

Offers in excess of
£375,000

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Description

A well-presented three-bedroom property offering excellent potential for expansion, subject to the necessary consents. The accommodation comprises a comfortable lounge, a fitted kitchen/breakfast room, a family bathroom, and three double bedrooms.

Externally, the property enjoys a front garden and a generous lawned rear garden, along with a detached garage and adjoining workshop.

Situation

The property is situated on a quiet road within a popular residential location a very short, level walking distance of the thriving Magor Square which provides a range of amenities to include independent shops, pubs, restaurants, Post Office and a small supermarket. There is excellent access to the Severn Bridge, providing access eastbound to Bristol (24.3 miles) and westbound to Newport (10.1 miles) and Cardiff (23.7 miles). The Severn Tunnel Junction in Rogiet provides regular rail links to neighbouring towns and cities.

Accommodation

The entrance hall provides access to all principal rooms. The lounge offers a comfortable and versatile reception space, ideal for both everyday living and entertaining, with windows to the side aspect allowing for natural light.

The fitted kitchen/breakfast room is well appointed with a range of wall and base units with work surfaces over, incorporating an electric oven, sink unit, and space and plumbing for a washing machine. There is also ample room for a dining table.

Bedrooms one and two are well-proportioned double rooms situated to the front aspect, while bedroom three is an additional double room benefiting from built-in wardrobes, one of which houses the boiler.

The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin, and WC.

Outside

To the front of the property is a small garden, mainly laid to lawn, along with a driveway providing off-road parking for several vehicles. The driveway leads to a detached garage with an adjoining workshop area and service pit, offering excellent storage space or potential for hobbies.

The rear garden features a paved seating area, ideal for outdoor dining and relaxation, and is complemented by an

extensive lawn with greenhouse. Backing onto open farmland, the garden enjoys a pleasant outlook and provides an ideal setting for families and entertaining.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

Services

The property benefits from all mains services. Solar panels, which only heat the water and nothing else, are owned by the property and add to the efficiency of the property, further details available from the office.

EPC Rating: D

Local Authority

Monmouthshire County Council
Council Tax Band: E

Viewing

Strictly by appointment with the Agents: David James, Chepstow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

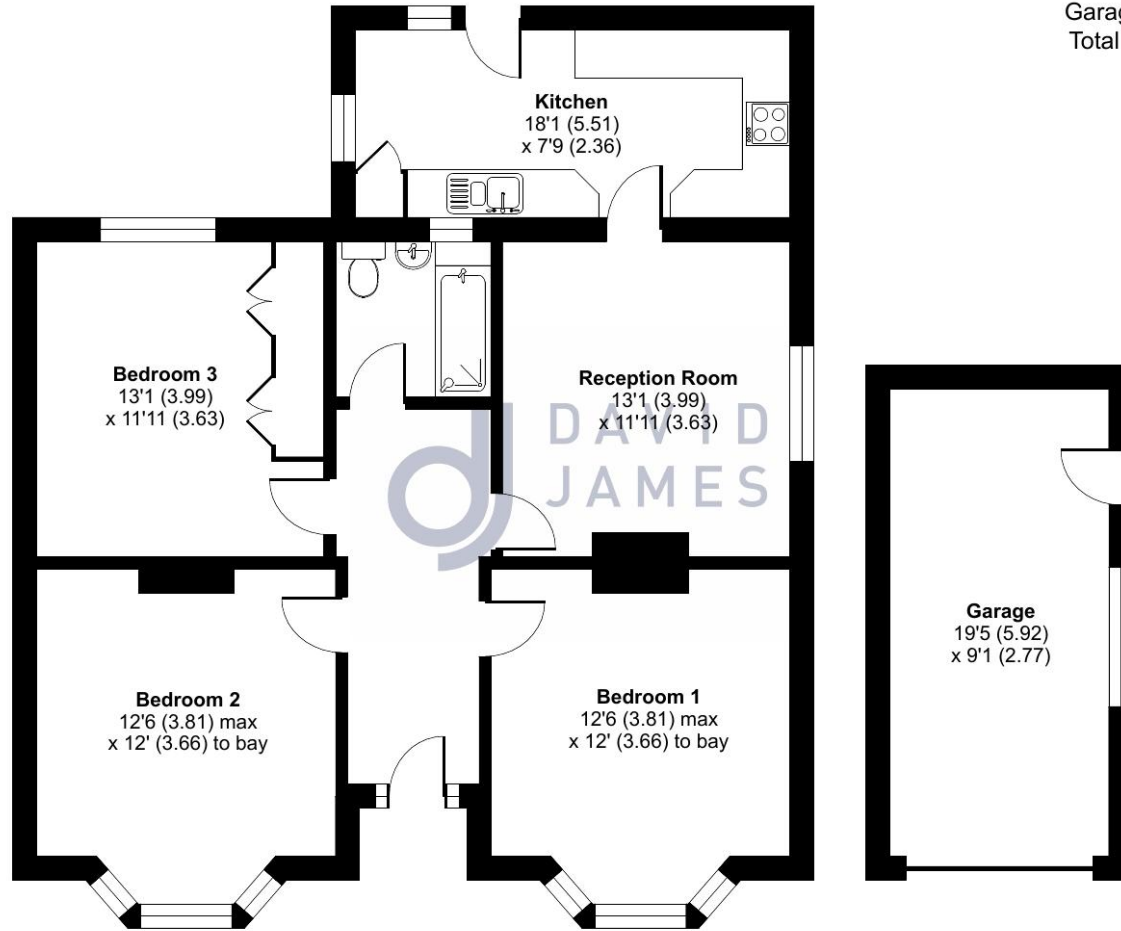
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Newport Road, Caldicot, NP26

Approximate Area = 972 sq ft / 90.3 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1150 sq ft / 106.8 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for David James. REF: 1477481