



CHI-RHO

Greenway Lane, Trellech, Monmouth, NP25 4UA

 **DAVID JAMES**

CHI-RHO

Greenway Lane, Trellech, NP25 4UA

- Versatile Spacious Detached Property
- Four Large Bedrooms
- Open Plan Kitchen/Dining/Living Area
- Fantastic Large First Floor Room
- Two Bathrooms
- Balcony to the Rear – Off Master Bedroom
- Ample Parking
- Wooden Summerhouse
- Easy Access to Major Road Links
- Situated in the Centre the Sought After Village of Trellech

GUIDE PRICE

£595,000

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DESCRIPTION

A spacious property with versatile accommodation, situated in centre of the village of Trellech on a quiet lane. The ground floor living accommodation is open plan and there are three good sized bedrooms on the ground floor. A master bedroom with ensuite shower room and a large reception room on the first floor which would make a great space for a studio/gallery or could easily be divided (subject to Building Regs. Consent). The garden wraps around the property and is low maintenance with ample parking to the front.

SITUATION

The property is located in the heart of the thriving village of Trellech which provides a broad range of services including a doctors' surgery, junior school, children's playgroup, village hall, pub and church. The nearby town of Monmouth offers a comprehensive range of amenities with both local and national shops to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the Haberdashers Schools and Monmouth comprehensive. The village is set amidst the rolling Monmouthshire countryside, whilst offering easy access to major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

Enter the property through a hardwood front door into the **Porch** which then leads into the **Entrance Hall** with doors leading to all the main living rooms and the ground floor bedrooms. There is a storage cupboard to the rear of the hallway. The **Sitting / Dining Room** is a large area with glazed doors to the front and a window to the side. This room opens into the **Kitchen / Diner** which has been fitted with a range of beech units and dark laminate worktops together with a central island with a breakfast bar at either end. There is a double sink, a double oven, hob with extractor fan over and space for a dishwasher. From the Kitchen a door leads into the **Utility Room** has a Belfast sink, storage units, space for a washing machine and dryer and further space for a fridge/freezer. There is a large **Ground Floor Shower Room** with a double shower, wash hand basin, low flush w.c. and storage cupboards. There are **Three Large Bedrooms** to the ground floor, the larger of the two rooms have windows overlooking the front garden and the third bedroom has a window to the side.

The staircase to the First Floor is accessed from the main Living Area and rises to a large, light filled **Reception Room** which runs the full width of the property, a happy home to a wonderful family of teddy bears. With high ceilings, exposed beams and large windows to three elevations giving far reaching views of the village church and across the countryside. There are French doors leading to a large **Balcony Area** overlooking the rear garden. The **Master Bedroom** has fitted cupboards to the eaves, exposed beams to the ceiling and window to the rear with far reaching views. There is an **Ensuite Shower Room** with corner shower unit, wash hand basin on a vanity unit, low flush w.c. and fully tiled walls.

OUTSIDE

Double wooden gates lead into the driveway which has a large parking area for several vehicles. The front garden is mainly laid to lawn with various seating areas and a walled pond. Wooden gates lead to the rear garden which has been mainly paved to create a low maintenance garden with stone wall retained raised beds to the rear and side perimeter planted with established shrubs. There is a sheltered area under the first-floor balcony and a wooden summer house with electricity and lighting installed.

EPC

Band D

SERVICES

Mains electricity and water, oil fired central heating and private drainage to treatment plant and reed bed, Broadband connection available.

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916.

GUIDE PRICE

£595,000

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.







Chi Rho, Trelleck, Monmouth, NP25

Approximate Area = 2104 sq ft / 195.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nbscom 2025. Produced for David James. REF: 1280188