



15 Duchess Road
Osbaston, Monmouth, NP25 3HT



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- Sought After Residential Area
- Impressive Open Plan Family Room
- Large Cottage Style Private Rear Garden
- Flexible Layout / Annex and Plentiful Storage
- Modern Bathrooms & Ensuite
- Four / Five Double Bedrooms
- Walking Distance of Schools and Town
- Southwest Facing Rear Garden
- Sheds for Garden Storage
- Private Driveway with Off-Road Parking

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

An attractive detached and extended home combining character with high-quality contemporary fixtures and fittings, a light filled ambiance with well-planned flexible accommodation centered around an impressive and expansive open-plan living space, benefiting from underfloor heating, ideal for modern family life. Outside, a large well-established garden provides a great sense of privacy and a pleasant outlook onto leafy surroundings with the plot extending to 0.20 of an acre.

SITUATION

Within short walking distance of Haberdashers' Girls and Boys School and Osbaston Primary School, the house enjoys views over Osbaston in the Monmouthshire countryside. There are open fields surrounding this well-established residential area offering plentiful dog walks. There are excellent connections to the main road network with the A40 within a five-minute drive providing good connections to the M4 in the South and M50 / M5 to the North. Bristol is just 30 miles away, Cardiff 35 miles. The nearest railway stations are Lydney 13 miles away and Abergavenny 17 miles. The town boasts excellent schools including Monmouth Haberdashers' Boys and Girls schools, and Monmouth Comprehensive school. Monmouth town offers plenty of well supported local businesses and shops as well as a M&S food hall and a Waitrose.

ACCOMMODATION

This charming period home is deceptively spacious, offering an entry to the front at ground level into the Sitting Room or conveniently to the side from the driveway parking area. The **Entrance Hallway** offers plentiful light with oak steps down into the Main Living and Entertaining Space. Off the Hallway is an incredibly useful **Utility Room** which houses the hot water tank and offers plentiful storage with lots of shelving and lighting. The impressive **Kitchen / Family Room** is open plan and spans the full width of the back of the house with a pleasant outlook on to the garden and patio area. The space consists of a large seating area with a modern skylight allowing light into the space and a dining area with modern booth fitted seating and glazed windows surrounding the space. The Kitchen Area is furnished with quality fixtures and fittings with contemporary, cream wall and floor units. A large central island provides storage and electric points as well as undercounter top seating at a breakfast bar. There is an integrated AEG hob in the island. Further Integrated appliances include a Bosch double oven and Hotpoint dish washer as well as an integrated

fridge. There are tastefully tiled splashbacks with under cupboard lighting which allows for an inviting space. There is space and plumbing for a washing machine.

The house is arranged over three floors which offers flexible living accommodation for a family also offering options for a ground level integral annex (if required).

FIRST FLOOR

To the **First-Floor Landing Area** the front entrance to the house can be found with a light filled **Sitting Room** with a chimney breast to one side and a large wood burner, a window to the front enjoys far-reaching views. Beyond this is a **Second Reception Room / Study** (or a ground level double bedroom, if required). Off the central landing space is alcove storage and access into a recently upgraded modern **Shower Room** with a walk-in shower and glass shower screen and tastefully appointed tiled splashbacks, lavatory and wash hand basin with a window. This doubles up as an ensuite option to one bedroom, with a further door opening to the landing. The first **Double Bedroom** is light and spacious, with fitted wardrobes with a pleasant rear facing outlook on to the garden. There is a further double **Bedroom** adjacent to this on this floor, also rear facing.

SECOND FLOOR

The **Second Floor** is again accessed by further oak staircase, leading to a landing area with window above the stairs. There is an airing cupboard offering storage. The **Master Bedroom** has a chimney breast to one side with two fitted wardrobes into the alcoves with a far-reaching outlook to the front. A further **Bedroom** is another light and spacious double bedroom with fitted wardrobe into an alcove. There is a second very well-appointed modern **Family Bathroom** to this floor benefitting from a bath with rain-head shower over and glass shower screen, contemporary tiled splashbacks, a his and hers sink with vanity unit beneath and a lavatory. There is a skylight to ceiling offering plentiful natural light.

OUTSIDE

Standing on a slightly elevated plot measuring approximately 0.2 acre in total, the house frontage offers an attractive 'country cottage' style aesthetic with planted borders and a driveway to the side for parking. The house is accessible to the front and side.

The rear garden is especially private with a southwest facing orientation and planted, established borders to the edges. The garden is carefully considered with level areas and a large patio area enjoying the sunshine. To the lower section of the garden is a vegetable garden leading down to a very small stream which trickles along the garden border.

GENERAL

Gas Central Heating
 Mains Water
 Mains Drainage
 Mains Electricity
 Positive Input Ventilation System
 Broadband Connection Available
 EPC – Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£625,000



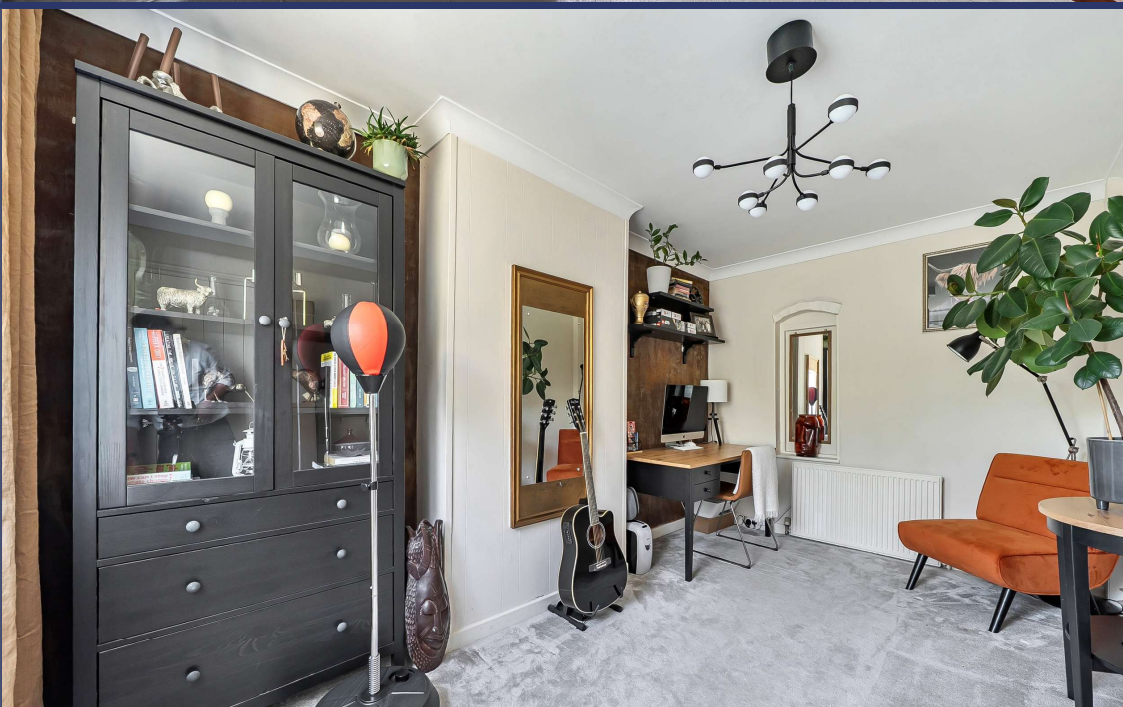
PLANS AND PARTICULARS

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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.









Duchess Road, Osbaston, Monmouth, NP25

Approximate Area = 1886 sq ft / 175.2 sq m
 Outbuilding = 233 sq ft / 21.6 sq m
 Total = 2119 sq ft / 196.8 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). © nichecom 2026. Produced for David James. REF: 1485165