



19 Station Road

Caldicot, Monmouthshire, NP26 4BU



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- Detached period residence modernised to create a beautiful blend of character and modern styling
- Refitted open-plan kitchen/dining room
- Two further reception rooms
- Large utility room & pantry
- Three double bedrooms
- Luxury family bathroom with freestanding bath
- Driveway parking for two cars
- Private enclosed rear gardens
- Insulated workshop with power & lighting
- Walking distance to village & all local amenities
- Excellent commuting links nearby, walking distance to rail station

Guide Price
£395,000

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Description

This exceptional three-bedroom detached period home built in circa 1880, has been thoughtfully modernised in the last five years by the current vendors to a very high standard, carefully preserving its heritage charm and timeless character while introducing stylish contemporary living throughout.

Occupying a prime position with enclosed rear gardens and driveway parking, the property offers spacious and versatile accommodation ideal for modern family life. Located within walking distance of Caldicot town and its amenities, with excellent commuting links by both road and rail, with the station a few minutes walk away.

Situation

Situated in the popular town of Caldicot which boasts an extensive range of facilities including supermarkets including an Aldi and Asda, variety of shops, restaurants and Public Houses. Caldicot has an active leisure centre with swimming pool and there are several golf courses nearby.

The property has easy access by Motorway (M48 & M4) and Rail to Cardiff (23 miles), Newport (11 miles) and Bristol (27 miles) as well as regular public transport services and within close walking distance of Caldicot Train Station, Local Primary & Secondary Schools and Caldicot Town centre.

Ground Floor Accommodation

The welcoming entrance hallway sits centrally within the home, providing access to two impressive reception rooms. To the right, a bright and sunny summer lounge creates a wonderful everyday living space, filled with natural light and enjoying direct access into the beautifully refitted kitchen.

The kitchen has been expertly designed with a range of high-quality fitted units, complemented by generous wooden work surfaces and an open-plan dining area with breakfast bar, perfect for both family dining and entertaining. Underfloor heating adds further comfort and luxury, with an understairs pantry providing additional practical storage.

Beyond the kitchen is a substantial utility room fitted with further storage units, sink and space for appliances, together with access to the boiler room, a cloakroom/WC and door leading directly out to the rear gardens.

The formal/winter lounge can be accessed from both the hallway and dining area and has been stylishly designed as a gentleman's lounge/library, featuring deep dark blue décor, a striking fireplace housing a wood-burning stove, and a wonderfully cosy atmosphere ideal for relaxing evenings.

First Floor Accommodation

To the first floor a split landing provides access to three generous double bedrooms. The two large front-facing bedrooms benefit from built-in storage cupboards, while the third rear bedroom is currently utilised as a stylish home office.

The spacious family bathroom is beautifully appointed and comprises a freestanding bath, separate double shower enclosure, WC, and bespoke period-style wooden twin vanity sink units, creating a luxurious yet characterful finish.

Outside

Externally, the property enjoys a front driveway providing off-road parking for two vehicles. To the rear are private enclosed gardens, laid to lawn and patio, offering an excellent degree of privacy together with an insulated workshop complete with power and lighting, ideal for hobbies, storage, or potential home working space.

Tenure

We are informed the property is Freehold, intending purchasers should verify this with their solicitor.

Services

The property benefits from all mains services.

EPC Rating: D

Local Authority

Monmouthshire County Council

Council Tax Band: F

Viewing

Strictly by appointment with the Agents:

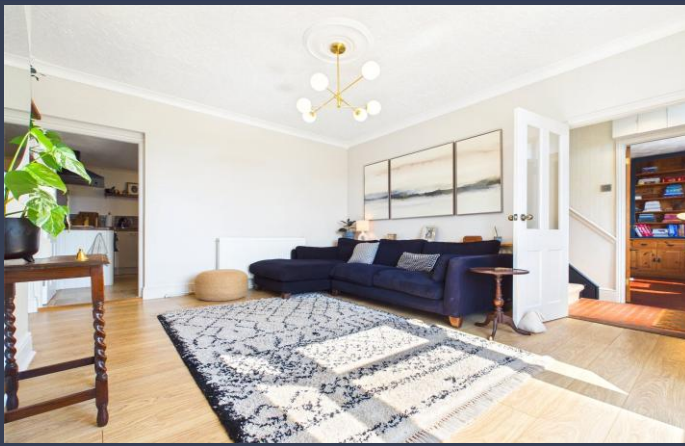
David James, Chepstow

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.

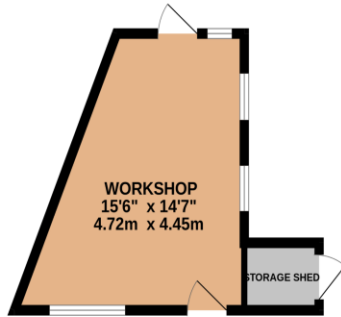
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.



GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.

