



DAISY CHAINS

St Maughans, Monmouth, NP25 5QQ

 **DAVID JAMES**

DAISY CHAINS

St Maughans Green, Monmouth, NP25 5QQ

- A Versatile, Spacious Detached Bungalow
- Outstanding Countryside Views
- Sizeable Level Plot and Large Rear Garden
- Scope for Modernisation
- Reception Room with Far-Reaching Views
- Two Large Bedrooms
- Utility Room
- Garage 18'8 x 11'3 ft
- In a Sought-after Hamlet just 5 Minutes Drive from Monmouth

Guide Price

£425,000

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

DESCRIPTION

Enjoying impressive far-reaching views across the beautiful Monmouthshire countryside, this versatile detached bungalow occupies a generous, level plot and garden. The property offers excellent scope for extension or enhancement, subject to the necessary planning consents. Internally, the bungalow offers two well-proportioned bedrooms, a deep integral garage, and a particularly spacious rear reception room that takes full advantage of the outstanding open views beyond.

SITUATION

Daisy Chains is located just a few miles to the northwest of Monmouth, situated in the sought-after hamlet of St Maughans Green amidst the picturesque countryside of the Monnow Valley. The ancient town of Monmouth has a broad range of shops and services including a Waitrose and Marks & Spencer, with a theatre and cinema, leisure centres and sports clubs. The town is also well known for its excellent private and state schools including the Haberdashers' School for girls and boys. The area allows easy access to the M4, Bristol and southwest and north to the M5 and the West Midlands. The stunning countryside has glorious walks and rides, local golf courses include The Rolls of Monmouth and there is fishing on the Monnow and Wye.

ACCOMMODATION

Entering the **Hallway** the floors are tiled throughout, providing access to all accommodation. To the rear is a spacious **Sitting Room** with dual aspect windows and wooden bi-folding doors which lead out to the patio and garden. The **Kitchen** is a generous size with fitted storage units throughout and an electric oven and induction hob. There is a window above the sink which overlooks the fantastic views across the countryside. A doorway leads into an attached garage. Adjacent to the kitchen is a spacious **Utility Room** fitted with storage units to one wall with space and plumbing for a washing machine. Door leads out to the rear garden and patio area.

The **Master Bedroom** is vast in proportions, with a pleasant outlook to the front with countryside views. There are fitted wardrobes to one wall. **Bedroom Two** is another large double bedroom with a front facing view. The **Bathroom** offers a separate double shower cubicle, bath, wash hand basin and lavatory with tiled walls and flooring throughout.

OUTSIDE

Offering uninterrupted far-reaching views, the garden is level and mostly laid to lawn with a paved patio area off the house. There is a vegetable patch at the bottom of the garden and a pond. To the front of the house is a large lawned area with a large, gravelled driveway. There is plentiful wooden storage units to the side of the house ideal for gardening equipment, to the other side is a useful greenhouse.

The **Garage** is integral to the house, accessed from the kitchen, with further wooden external doors, also benefiting from an electricity supply and plentiful fitted storage units.

GENERAL

SERVICES

Mains electricity and water
Electric storage heaters
Septic Tank Drainage

EPC

Band E

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£425,000

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.







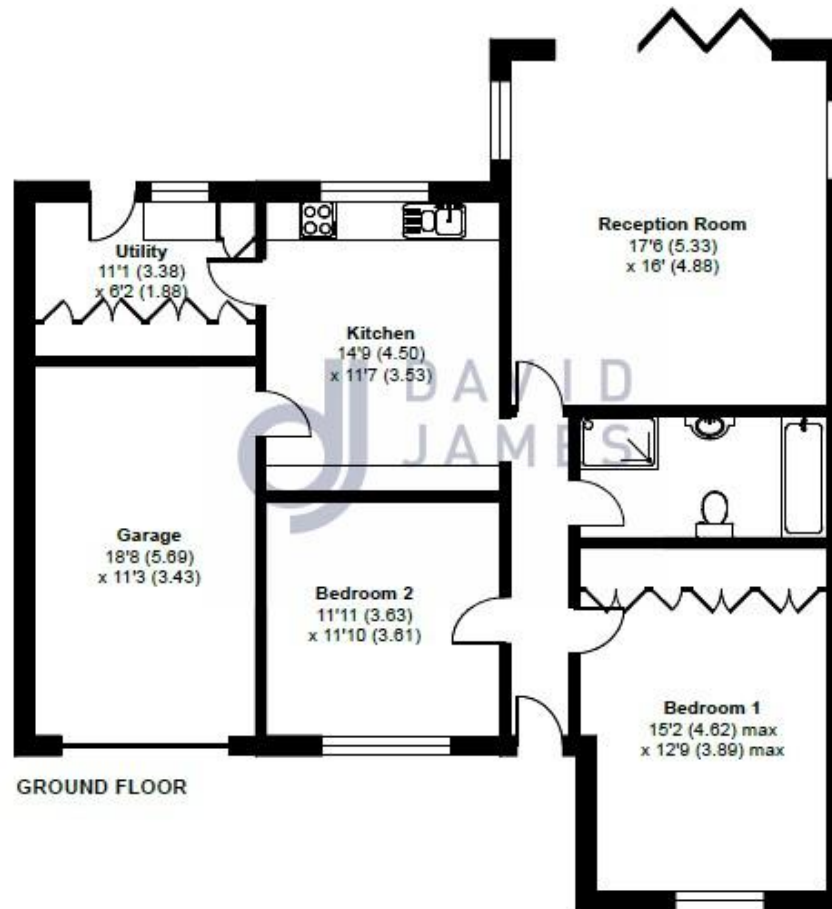
St. Maughans, Monmouth, NP25

Approximate Area = 1062 sq ft / 98.6 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1270 sq ft / 117.9 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). © nidecom 2025. Produced for David James. REF: 1408511