



**3 Charles Close**  
Osbaston, Monmouth, NP25 3JD

# 3 Charles Close

Osbaston, Monmouth, NP25 3JD

- Detached Family Home
- Sought After Quiet Cul-de-Sac
- Four Bedrooms
- Open Plan Ground Floor Space
- Modern & Spacious Kitchen
- Deep Garage and Driveway Parking
- Level Landscaped Rear Garden
- Walking Distance of Popular Schools
- Utility Room & Ground Floor WC

Guide Price

£450,000

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

## DESCRIPTION

A superbly presented, detached four-bedroom family home with modern interiors throughout. This inviting family home offers spacious open plan ground floor accommodation, views to the front and an incredibly private, well established rear garden. Located in a quiet cul-de-sac in Osbaston within walking distance of schools, the house offers a deep garage offering plentiful storage space, a ground floor lavatory and utility room as well as a sizeable recently landscaped rear garden which is particularly private.

## SITUATION

The property is located off Highfield Road in the short, quiet cul-de-sac of Charles Close a well-established area of Osbaston. The property is within walking distance of a local pub and a bus route. Osbaston Primary School and Monmouth's excellent secondary schools, both private and comprehensive are all within walking distance. 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. Monmouth town offers plenty of well supported local businesses and shops as well as an M&S food hall and a Waitrose.

## ACCOMMODATION

Entering the house through glazed door with windows to either side into the entrance PORCH, there is a useful deep storage cupboard offering plentiful space for coats and boots. The SITTING ROOM is particularly impressive and light with a large bay window to the front and staircase leading to the first floor and landing with a deep understairs storage cupboard. The space is open plan into the dining area with solid oak flooring throughout. The DINING SPACE is spacious, overlooking an incredibly private rear garden with patio doors leading out. Adjacent to this is the KITCHEN

which is fully fitted with modern, high gloss floor and wall storage units with a large rear facing window overlooking the garden above the sink and drainer. There is a deep understairs alcove offering space for appliances, currently shelved for as storage space. The flooring is tiled throughout leading into the SECOND RECEPTION ROOM / SNUG. Integrated appliances include a double oven with a four-ring gas hob and modern extractor fan above. There are tiled splashbacks over the counter tops and space for a dishwasher and fridge freezer. Doorway leads into the UTILITY ROOM, providing space and plumbing for the washing machine, with a wall mounted gas boiler and a doorway conveniently leading out to the rear garden. There is a GROUND FLOOR CLOAKROOM off the utility room with a rear facing window, low flush lavatory and wash hand basin. The house benefits from a spacious and light SECOND RECEPTION ROOM / SNUG, well suited to modern family living off the kitchen, with a large window facing the front and a continuation of tiled flooring throughout. This room leads back into the sitting room to the front of the house.

## FIRST FLOOR

From the landing a door opens to the MAIN PRINCIPAL BEDROOM, a light and considerably large room, benefiting from a fitted double wardrobe, a separate large, fitted cupboard and a wood effect floor. A door opens to a balcony, enjoying far-reaching views over Osbaston into the Monmouthshire Countryside. A further BEDROOM offers a spacious double room with a fitted double wardrobe and benefiting from views to the front of the property. The third BEDROOM is a further double with a window overlooking the rear garden. The fourth BEDROOM is light and spacious, enjoying rear facing views. The FAMILY BATHROOM is vast in size, comprising of a bath with a handheld shower head attachment, a separate shower cubicle, lavatory, wash hand basin with storage cupboard below. This room also benefits from a heated towel rail, further storage cupboard and window overlooking the rear garden.

## OUTSIDE

The current owners have landscaped the front of the house to provide a level walkway to the front door which is block paved. There is parking for two cars and a gravelled area to the front.

The rear garden is incredibly private and has been carefully considered. With beautiful shrubs to the borders and boundaries including various fruit trees, making it particularly private. The rear garden is also very level with a generous lawned area ideal for families or keen gardeners. There is a raised paved patio area which is again very private and sheltered, an ideal entertaining space with gateway side access which leads out to the front.

The GARAGE is deep offering potential as a home office/gym or workshop, (as required). spanning 22'10 x 8'11ft in size. There is an up and over door to the front, electricity and a window and door to the rear.

## GENERAL

All Mains Services

## LOCAL AUTHORITY

Monmouthshire County Council

## VIEWING

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

## GUIDE PRICE

£450,000



## 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.









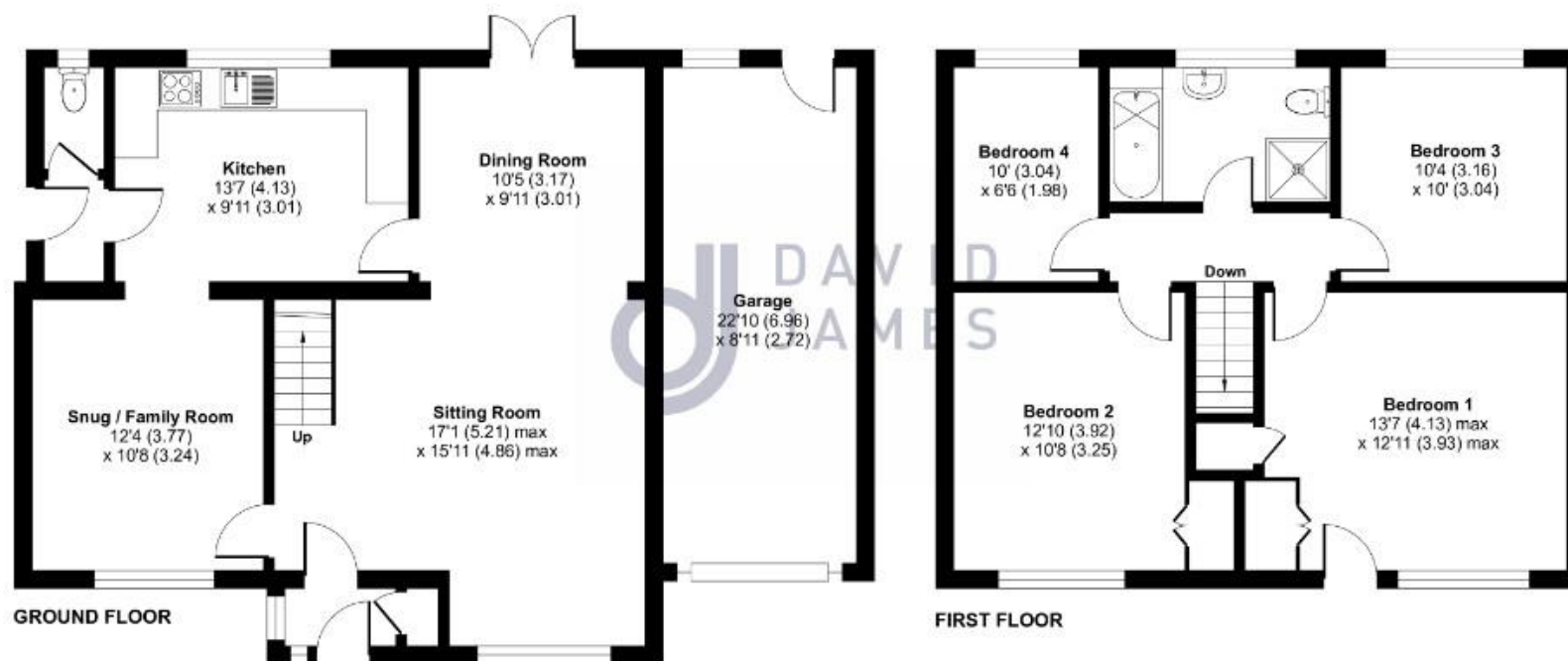
## Charles Close, Osbaston, Monmouth, NP25

Approximate Area = 1360 sq ft / 126.3 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1563 sq ft / 145.1 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). © nichcom 2025. Produced for David James. REF: 1362865