



HIGH WILLOW

Dixton Close, Monmouth, NP25 3PQ



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- Detached Cottage with Gate Driveway
- Two Bedrooms with Downstairs Study
- Ground Floor Shower Room and Family Bathroom to First Floor
- Spacious and Light Sitting Room Leading to the Rear Garden
- Single Attached Garage
- Pleasant Well Established Walled Garden

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DESCRIPTION

An attractive detached cottage with surrounding garden to the front and rear, ideally positioned on Dixton Close within level walking distance of town. The house benefits from a gated driveway and single attached garage. Whilst the house requires modernisation it is incredibly charming with a large sitting room with high ceilings, two bedrooms and a bathroom to the first floor. The ground floor offers a small bedroom/office space, kitchen, spacious entrance hallway and a utility room.

SITUATION

The property is situated in a desirable residential area on the north side of Monmouth in the historic part of town and giving level walking access to Monmouth town centre. Monmouth offers a comprehensive range of amenities with both local and nationwide shops and restaurants to including Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schools, both junior and senior, including the renowned Haberdashers Schools and Monmouth Comprehensive, both schools are within walking distance of the property. The town of Monmouth is situated on the River Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

Enter the property through a uPVC double glazed door to the front into a spacious **Entrance Hallway**. To the right is a door into a large and light filled **Sitting Room** with dual aspect windows looking over the garden, the room spans the full depth of the house. There is a chimney breast with an inset gas fire, high ceilings provide a further sense of space, staircase with turned wooden balustrades lead to the Landing. Double patio doors lead out to the rear patio and garden. A doorway leads into the **Kitchen** which is fitted with wooden floor and wall units, inset sink and space for a cooker. Wall mounted gas boiler, tiled floor and window to the rear. A door leads into the **Utility Room** with plumbing for washing machine, windows to all sides and door to the rear garden. To the front of the house is a second **Reception Room**, ideal as a study or a small ground floor bedroom. There is also a **Shower Room** with shower cubicle, wash hand basin and w.c.

Staircase leads from the sitting room to the **Landing** with storage cupboard. **Bedroom One** is a double bedroom which has storage into the eaves and a window to the front. **Bedroom Two** is another double bedroom with eaves storage and window facing the front. The **Family Bathroom**

is fitted with a bath, wash hand basin and w.c. There is a window to the front.

OUTSIDE

The property stands within a well-established garden with the benefit of a paved patio to the rear, very sheltered and private from neighbouring properties. There is a shed and large tarmacked driveway to the front with space for turning and a gated driveway. The majority of the garden is to the front of the house with a beautiful old brick wall in front for privacy. There are various well-established shrubs and planted borders. The Garage is a single garage with up and over door, attached to the neighbour's single garage.

EPC Band D

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£340,000

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.







HIGH
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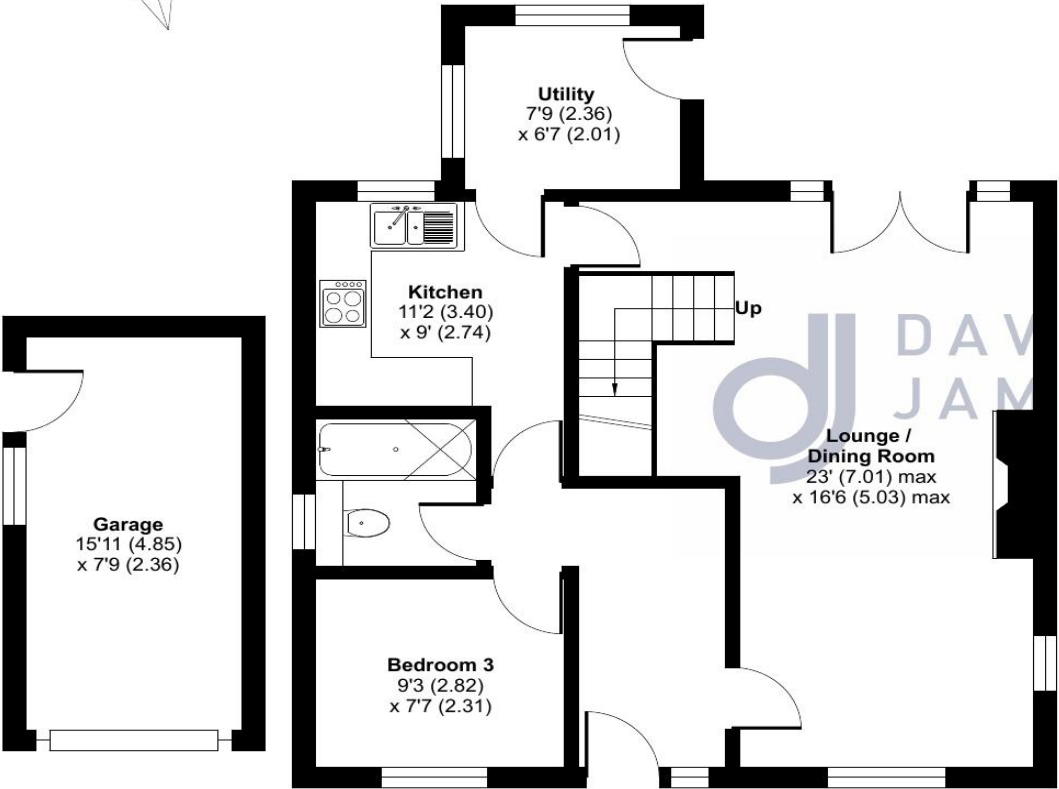


High Willow, Dixon Close, Monmouth, NP25

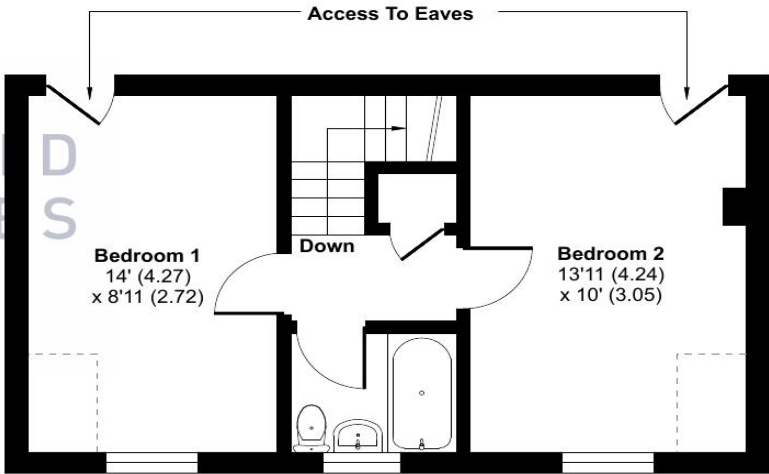
Approximate Area = 1011 sq ft / 94 sq m
Limited Use Area(s) = 20 sq ft / 1.8 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 1156 sq ft / 107.3 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David James. REF: 1084496