



5 Manson Heights
Manson, Monmouth, NP25 5QX

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- Semi-Rural Location at Edge of Monmouth
- Sizeable Plot
- Two Large Reception Rooms
- Versatile Accommodation
- Kitchen / Breakfast Room
- Four Bedrooms
- Large Well-Established Garden with Views
- South Facing Rear Garden
- Parking Space for Several Cars
- Open Green Space / Parkland in Front

OFFERS OVER
£360,000

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DESCRIPTION

With far reaching views and spacious accommodation throughout, this characterful four-bedroom home is located at the edge of Monmouth with countryside surrounding. Manson Heights stands on a sizeable plot with four bedrooms and two exceptionally spacious reception rooms which overlook the well-established garden. The house benefits from a double storey extension allowing versatile accommodation for a family. There is parking space for several cars to the front.

SITUATION

Situated in a highly regarded, sought after hamlet on the north side of Monmouth off Manson Lane a short drive or bus journey into Monmouth. The property benefits from easy access to Hereford Road within a fair walking distance of Monmouth town which provides a comprehensive range of amenities, including shops, theatres and sporting opportunities including the famous Rolls of Monmouth Golf Club and Monmouth Rowing Club. It has excellent schools both junior and senior including The Haberdashers Monmouth Schools for Boys and Girls as well as a broad range of shops. The property also allows easy access to the M4, M50 and M5 with both Bristol and Cardiff about 30 miles.

ACCOMMODATION

The **Hallway** has a characterful quarry tiled floor and staircase leading to the first floor and landing. The **Dining Room / Second Reception Room** is a fantastic open plan area with far reaching views over the garden, chimney breast to one wall and a window to the front. From here, stepping down into the **Sitting Room**, double patio doors offer an abundance of light and a continuation of impressive views over the garden and rolling countryside. There is a fireplace to one wall and a second window to the front. The **Kitchen / Breakfast Room** is an open plan space large enough for a dining table with a window to the front and rear and a door leading out to the patio area and rear garden. There are wooden fitted floor and wall storage units, a four-ring gas hob with extractor fan over, electric oven, sink and drainer beneath the window and space and plumbing for a washing machine. Underneath the staircase is a deep useful larder cupboard with a small window, this offers provisions for plumbing should one wish to install a ground floor lavatory.

First Floor

The first floor **Landing** has large windows to the rear facing the views offering and lots of natural light. **Bedroom One** is a double room with a window facing the front. **Bedroom Two** is another double room facing the front. **Bedrooms Three and Four** were originally one large master suite. There are wooden floors and rear and front facing views. The **Family Bathroom** has a bath with a shower over, wash hand basin, low flush w.c. and tiled splashbacks.

OUTSIDE

Occupying a sizeable plot, the garden is mostly lawned with well-established planting and trees including figs, banana plants, hibiscus and various rose bushes. The garden is ideal for a family looking for space, with hedges to the borders and a greenhouse at the bottom. Off of the sitting room and kitchen are small, raised patio areas. The house benefits from a south facing orientation and sun throughout the day. To the front of the house is ample parking space as well as a tarmacked parking space just up the lane. There is a small grassed recreational area ideal for young children at the end of the private cul-de-sac of just three houses in total.

GENERAL

Mains Gas

Shared Drainage

EPC

Band D

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

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PLANS AND PARTICULARS

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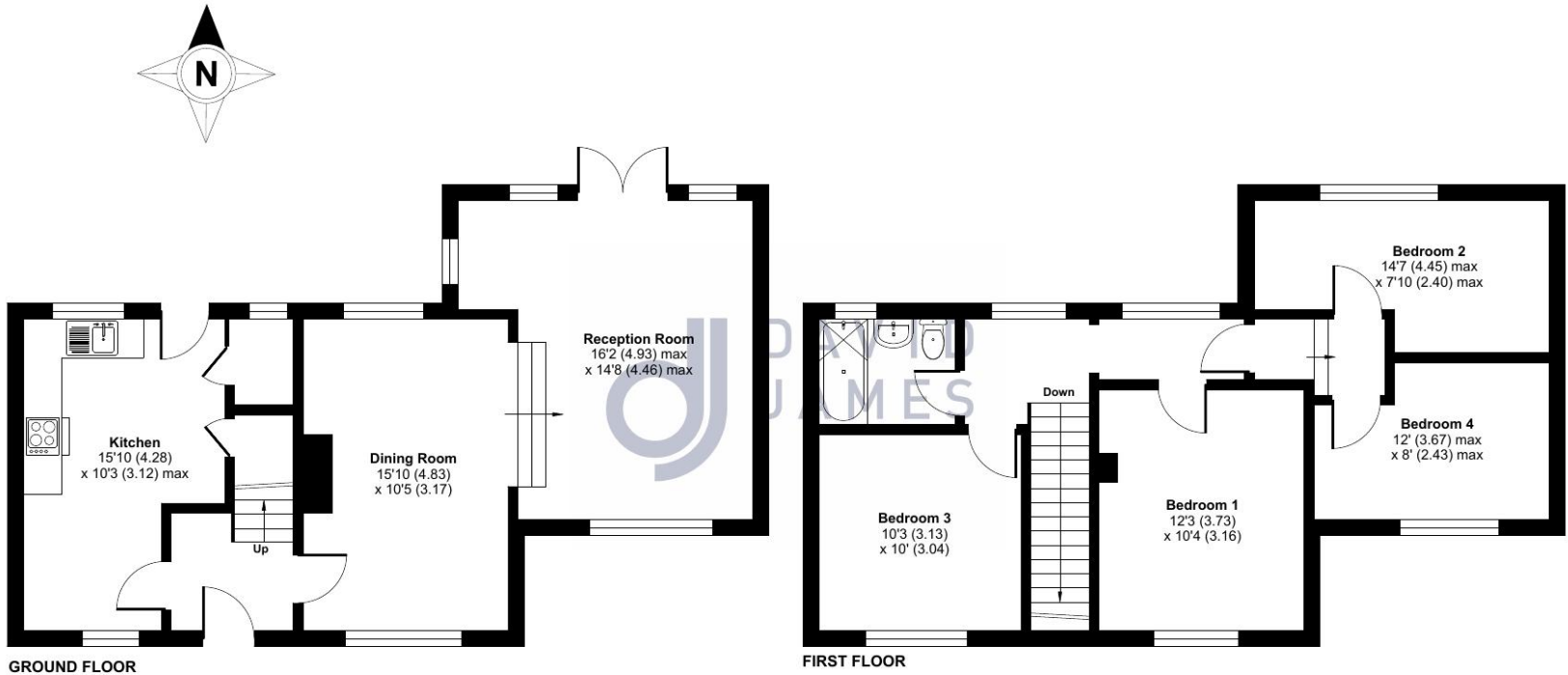






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Approximate Area = 1210 sq ft / 112.4 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for David James. REF: 1329211