



41, St Vincents Drive
Monmouth, NP25 5DS



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- A Detached Modern Family Home
- In a Quiet, Sought-After Location
- Offering Flexible Accommodation
- Three Reception Rooms
- Spacious Conservatory to Rear
- Double Garage and Off-Road Parking
- Within a Short Distance of Fantastic Schools
- Private and Uninterrupted Outlook
- Within Level Walking Distance of Town

Guide Price

£525,000

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

DESCRIPTION

Nestled within the prestigious Rockfield Estate, this exceptionally well-presented five-bedroom detached family home enjoys a highly sought-after position offering an excellent degree of privacy, an attractive outlook, and a generous level rear garden. Offering spacious and versatile accommodation throughout, the property is perfectly suited to modern family living. The ground floor features three well-proportioned reception rooms, ideal for both entertaining and everyday living. There are five bedrooms, two benefiting from modern ensuite bathrooms, in addition to a well-appointed family bathroom. Externally, the property offers a large, level rear garden, a double garage and ample driveway parking.

SITUATION

Situated in an exclusive and highly regarded location, this outstanding residence is positioned in a small cluster of larger modern executive homes on the Rockfield estate, a popular suburb of Monmouth, this location overlooks established green space with trees in front, within walking distance of amenities. Offa's Dyke Path is a short walk from this property. Monmouth offers a comprehensive range of amenities with both local and nationwide shops and restaurants, including Marks & Spencer and Waitrose. Monmouth town offers exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers' Schools and Monmouth Comprehensive within walking distance. 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

Upon entering the house there is an undercover porch area with a quality UPVC glazed door with full height windows to either side. The **Entrance Hallway** is welcoming with a staircase leading to the first floor and landing area. A **Ground Floor Cloakroom** provides a lavatory and wash hand basin with tiled splashbacks to the walls. There is a useful deep understairs storage cupboard. Off the hallway are **Two Reception Rooms** both with large bay windows to the front, overlooking the view of the neighbouring green area. One is currently being used as a **Study**. The **Main Reception Room** benefits from generous proportions, with a large window to the rear overlooking the garden and a further window to the side.

The **Kitchen / Dining Room** offers plentiful fitted storage units and a breakfast bar with additional storage cupboards beneath. There are tiled splashbacks to the walls a range cooker and an extractor fan above. There is space for a dishwasher and upright fridge freezer with pantry storage cupboards and spotlights to the ceiling. The **Utility Room** is a useful space with a continuation of the fitted storage units and a sink with drainer. There is space and plumbing for a tumble dryer and a washing machine. There is convenient access to the driveway. Beyond the Kitchen is a large **Conservatory** with a pleasant outlook over the garden with glazed windows to all sides and a door leading out into the garden and patio area.

First Floor

The stairs lead to a landing area, offering a loft access hatch and an airing cupboard. The **Master Bedroom** is spacious with a fitted wardrobe to one wall and a pleasant outlook to the front over neighbouring parkland. The **Ensuite Shower Room** provides double walk-in shower cubicle with modern tiled splashbacks a large wash hand basin with vanity storage unit beneath and a lavatory. **Bedroom Two** is further large double bedroom with a second **Ensuite Shower Room** comprising a modern shower with tiled splashbacks, lavatory and wash hand basin. **Bedrooms 3 and 4** are both double bedrooms, enjoying a rear facing aspect, with views overlooking the garden. **Bedroom 5** is a generous single bedroom with a rear facing view. The **Family Bathroom** enjoys modern fixtures, comprising a bath with shower over, wash hand basin with vanity cupboard and lavatory.

OUTSIDE

Occupying a sizeable level plot, the rear garden is particularly private and not overlooked. The garden enjoys a west facing aspect with the sun throughout the day and is mostly laid to lawn with planted flower beds and shrubs to the perimeter. There is a vegetable patch with soft fruits and a wild meadow area which is particularly attractive. There is a paved patio area off the conservatory, ideal for outdoor entertaining.

The property benefits from a generous sized **Detached Double Garage** with electricity and two up and over garage doors. There is pedestrian access to the rear conveniently adjacent to the house.

GENERAL

All Mains Services

Broadband Connection Available

LOCAL AUTHORITY

Monmouthshire County Council

EPC

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the Agents:

David James,

Monmouth

Tel 01600 712916.

GUIDE PRICE

£525,000



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.









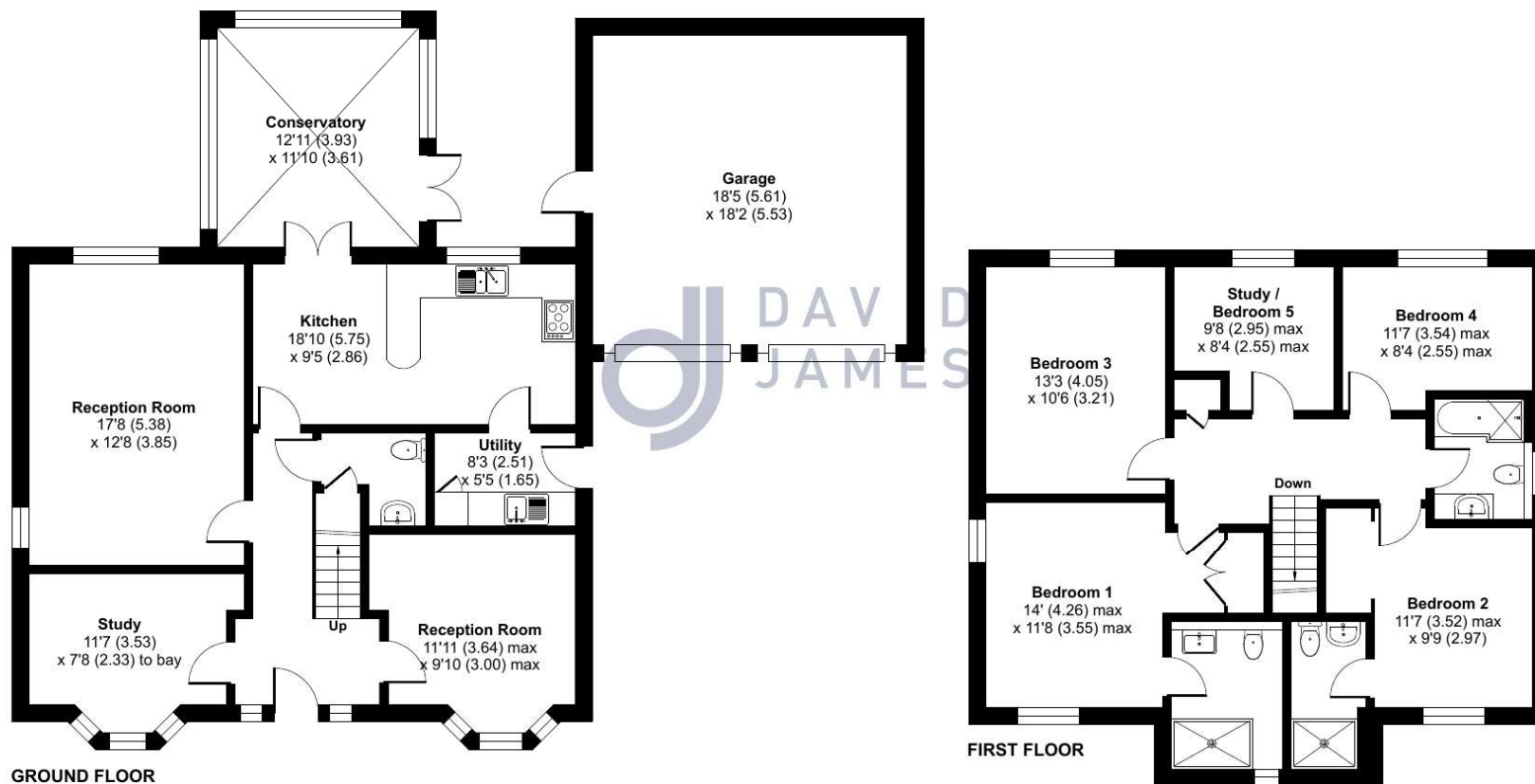
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Approximate Area = 1870 sq ft / 173.7 sq m

Garage = 334 sq ft / 31 sq m

Total = 2204 sq ft / 204.7 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). © nchecon 2026. Produced for David James. REF: 1453573