



42 Highfield

Caerwent, Caldicot, Monmouthshire, NP26 5BJ



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- Detached family home
- Four double bedrooms
- Two reception rooms
- En-suite to principal bedroom
- Extended utility room
- Integral garage and driveway
- Private enclosed rear garden
- Quiet no-through road location
- Sought-after village setting
- Excellent commuting links

**Offers Over
£450,000**

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Description

A Spacious Detached Family Home in a Desirable Village Setting

Tucked away at the end of a quiet no-through road in the highly sought-after and historic village of Caerwent, this attractive four-bedroom detached home offers well-proportioned and versatile accommodation, ideal for modern family living, in a convenient location for local amenities & commuting.

Situation

Situated within this popular village with countryside views and within the heart of the historic Roman settlement of Caerwent. This sought after village offers a range of amenities, including a post office/store, farm shop, public house & church. The property is a short walk to the village hall, playing fields & local nursery. Located a short distance from the towns of Chepstow & Caldicot being well placed to take advantage of the amenities, schools and shops in the local centres. For those commuting the A48 provides access to the M4 with the Severn Bridge just 6 miles away and the M4/M5 Interchange 12 miles away. The regional centres of Bristol, Cardiff and Newport are easily accessible.

Ground Floor Accommodation

A welcoming entrance hall provides access to all principal ground floor rooms, complete with a cloaks cupboard and a convenient cloakroom fitted with WC and wash hand basin. The kitchen is comprehensively fitted with a range of wall and base units and includes a high-level double oven, hob with extractor over, and space for a freestanding fridge freezer. A picture window overlooks the front aspect. The kitchen flows seamlessly into an extended utility room, offering additional storage, plumbing for appliances, and direct access to the rear garden.

The main living space is a bright and spacious lounge/dining room, enjoying views over the rear garden and providing ample space for both relaxation and entertaining. A second reception room to the front of the property offers flexibility as a snug, study, or family room.

First Floor Accommodation

To the first floor, the property comprises four well-proportioned double bedrooms. The principal bedroom benefits from a recently refitted en-suite shower room, featuring a double shower, WC, and wash hand basin. A modern family bathroom serves the remaining bedrooms and

is fitted with a bath with shower over, vanity wash hand basin, and WC.

Outside

The property is approached via a driveway providing off-road parking for two vehicles, leading to an attached single garage. To the rear, the enclosed garden is mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining. The garden enjoys a pleasant outlook, backing onto the community village hall grounds.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitor.

Services

Mains electric, gas, water and drainage.
EPC Rating: C

Local Authority

Monmouthshire County Council
Council tax band: F

Viewing

Strictly by appointment with the Agents:
David James, Chepstow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS

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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.



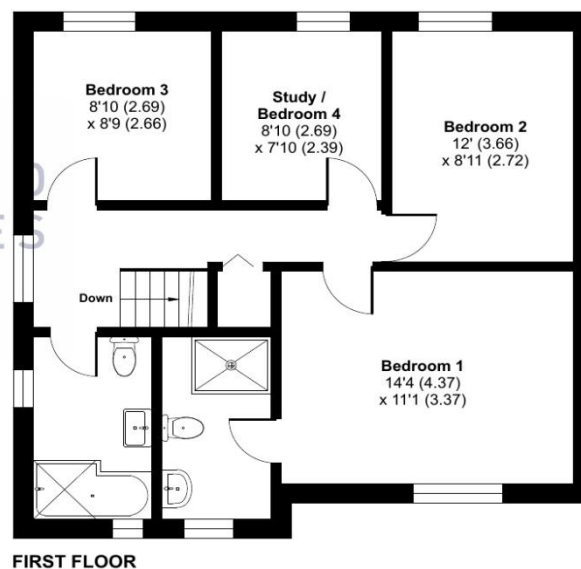
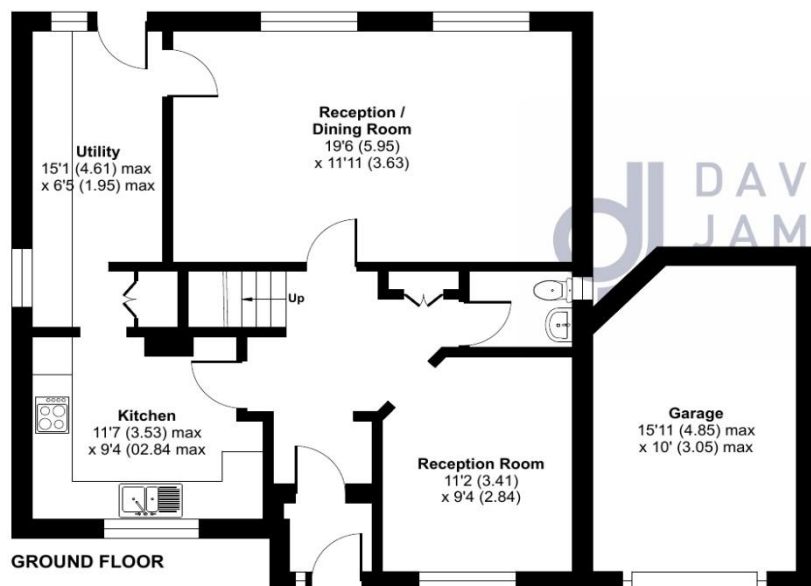
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Approximate Area = 1355 sq ft / 125.9 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1508 sq ft / 140.1 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). © nñhecom 2026. Produced for David James. REF: 1462794

