



**The Old Rectory, Old Roman Road,  
Langstone, Newport. NP18 2JW  
£999,950  
Tenure Freehold**

- SUBSTANTIAL PERIOD HOME IN SOUGHT AFTER LOCATION
- BEAUTIFUL MATURE SURROUNDING GARDENS
- 5 GENEROUS BEDROOMS & 2 4-PIECE BATHROOMS
- CHARACTER PROPERTY
- GATED DRIVEWAY TO LARGE PARKING AREA
- 4/5 RECEPTION ROOMS
- FANTASTIC MOTORWAY ACCESS - IDEAL FOR COMMUTING TO BRISTOL, CARDIFF & SURROUNDING AREAS
- LARGE INTEGRAL GARAGE WITH MOTORISED DOOR



From the moment you approach The Old Rectory, passing by the large double gates, enclosed walled grounds and ascending the sweeping driveway, you immediately feel that you are entering a wonderful private space, surrounded by mature gardens.

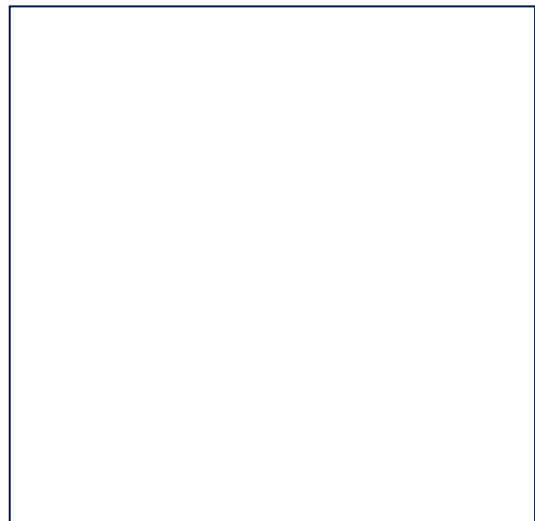
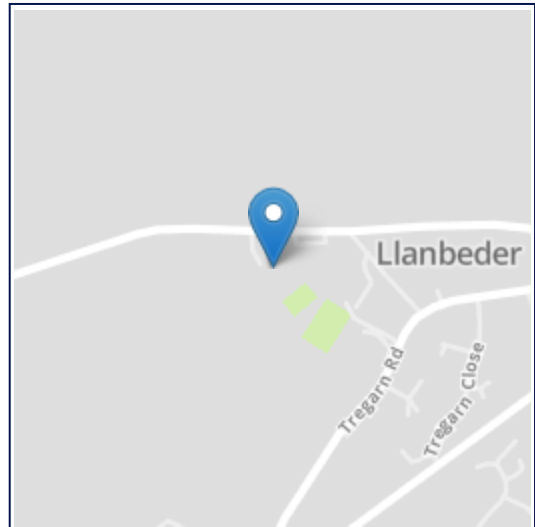
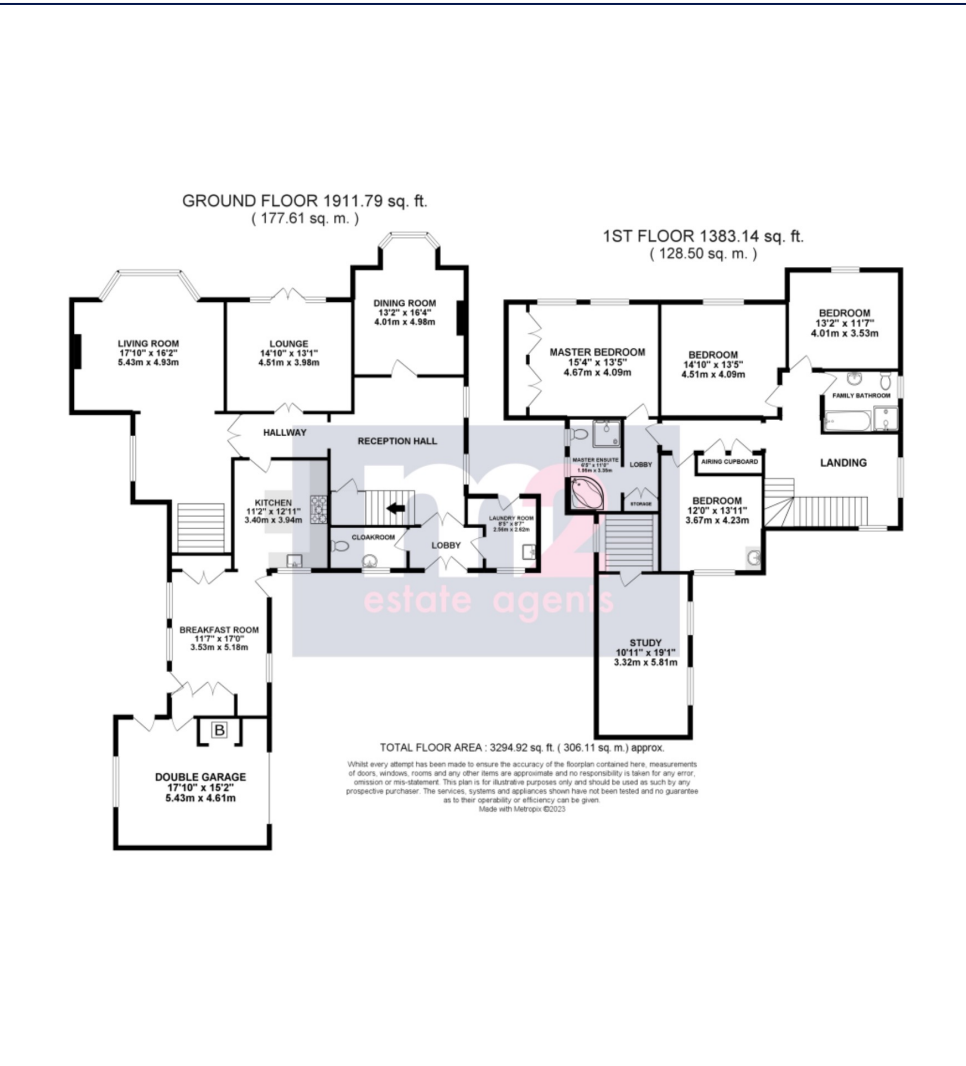
The property is approached via an initial porch with double doors, the large cloakroom/WC is immediately to the left and a large laundry room to the right, in turn this leads you to impressive reception hallway. This room with its wonderful staircase, leads to the original main reception rooms along with the kitchen and utility areas.

There are three rear facing receptions (Living room, Lounge & Formal Dining room) benefiting from beautiful over-sized Bay windows and French doors into the garden. The hallway also provides access to the kitchen offering a classically styled modern kitchen which is very much in keeping with the property. Here you will find an extensive range of wall and base units in a decorative pedimented style, which features a dresser unit and central island, complimented by Granite worktops and spotlights. A large opening takes you through into the large, light & airy breakfast room, offering a generous combined space, perfect for family events or socialising around the diner table. The garage is accessible internally via the breakfast room, providing a substantial space with vehicle access through the motorised garage door.

The first floor offers five double bedrooms (one currently being used as a study) all with outstanding views and decorated tastefully. The master bedroom can be found at the end of the impressive landing with its very own four-piece bathroom en-suite. In addition, the extremely substantial yet grand landing also provides access to the family bathroom, again benefiting from a full four-piece suite.

Outside: The grounds encompass the property on all four sides and offer areas of formality and informality. Predominantly mature lawns, which is ideal for croquet or boules, surrounded by mature plants, trees & shrubs. The whole area is enclosed, predominantly by hedging, but with some attractive stone walling. A superb patio area is located in the centre of this attractive garden, overlooking its ground, perfect for those summer barbeques or relaxing on those summer evenings.

Services:



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.