



Peartree Cottage, Raglan, Usk. NP15 2DD
£525,000
Tenure Freehold

- ATTRACTIVE DETACHED COTTAGE
- PLEASANT HAMLET WITHIN EASY ACCESS OF RAGLAN VILLAGE
- ENTRANCE HALL & CLOAKROOM/WC
- GOOD SIZE LOUNGE WITH WOOD BURNER OPENING TO CONSERVATORY
- STUDY
- FARM HOUSE STYLE KITCHEN/BREAKFAST ROOM
- 2 DOUBLE BEDROOM (FORMERLY 3 BEDROOMS)
- DRESSING ROOM & EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- FAMILY BATHROOM
- GARAGE, EXTENSIVE PARKING & LONG REAR GARDEN

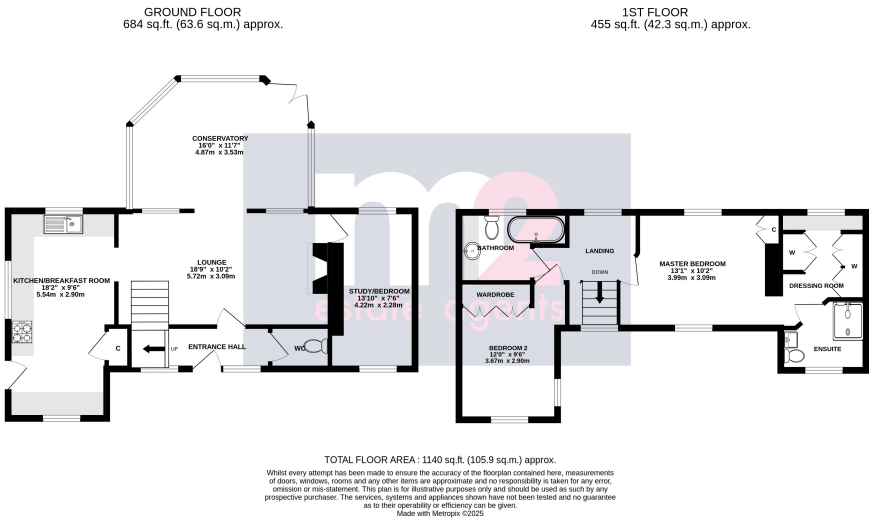
An attractive cottage-style property situated in the hamlet of Great Oak, lying within easy access to Raglan Village, Abergavenny, and Monmouth. The property offers well-maintained accommodation, benefiting from a driveway providing extensive parking, a garage, and a good-sized rear garden. Previously three bedrooms, the property has recently been converted to two double bedrooms, the master now boasting a dressing room and a contemporary en-suite shower room.

An entrance hall with a tiled floor, stairs to the first floor, and w/c off. A good-sized lounge benefits from a wood burner, having French doors opening to the large conservatory. A useful study leads off the lounge, as does the farmhouse-style kitchen/breakfast room with built-in appliances, a breakfast bar, and a pantry.

To the first floor: A landing leads to two double bedrooms, the second having built-in wardrobes, the master having a dressing room and a contemporary en-suite shower room. The family bathroom is fitted in a nautical theme, having storage and a double-ended bath.

Outside: A gravel driveway provides parking with a garage off. To the side, a private natural stone patio and drying area continues around to the rear seating area, having space for a hot tub with a pergola cover over and a summer house. A long garden is mainly laid to lawn, enclosed by hedging, with further storage. The property benefits from gas fired central heating via a Calor gas boiler and Upvc double glazing.

Services:
LPG gas, mains electric, water and drainage
Council Tax Band:
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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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (Usk, NP15 2DD) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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Date _____

Signature _____ Print Name _____

Date _____