



Christchurch





Located in a peaceful rural setting between Christchurch and Caerleon is this period Victorian Villa, surrounded by mature stunning gardens. The spacious and luxurious accommodation spanning three floors has been extended to provide a well-proportioned large family home. This property is within ten minutes walking of Caerleon village centre and the Celtic Manor Golf resort and also within catchment for Caerleon Comprehensive school.

To the side of the Victorian façade is gated drive leading to a detached double garage with attached workshop. A path way follows through mature planting with steps up into the front landscaped walled garden with period cast iron railings.





## Ground Floor

Solid door leads into an entrance porch. A stained glass internal door opens into the part wood panelled entrance hall. The entrance hall features a stained glass window to the side; the floor is tiled, with the original decorative plaster arch and corbels above. Stairs lead to the first floor, under which is cupboard and downstairs cloakroom.

A sitting room faces front with a square bay window, currently used as a study.

Accessed via the hall and kitchen is the dining room, which is open to the main lounge and features a solid beech block floor. Glazed double doors allow in light from the superb kitchen and the triple aspect windows of the lounge add further light.

The lounge features patio sliding doors onto the garden; a large picture window

and further smaller window all have views of the stunning gardens. A central period marble fireplace with detailed mantel is the focal point of this room. Steps lead down into the dining room.

The kitchen is open plan to a vaulted ceiling, triple aspect extension with French doors and picture windows. The tiled floor runs throughout this space. This spacious kitchen is ideal as a dining and family area and flooded by natural light. It features a central island with storage and wooden worktop, fitted wall and base units in a Shaker style, with wooden tops and glazed display units adorning two walls. There is a dual bowl ceramic sink with mixer tap, range style oven with gas hob and extractor over, integrated washing machine, tumble dryer and dishwasher.





## First Floor

From the entrance hall, stairs lead to a first floor spacious landing with window to the side. Currently arranged as a library, the landing provides access to three bedrooms and the family bathroom, a further turning staircase with inset night-lights leads to the second floor.

Master bedroom is dual aspect with garden views and features two double built in mirrored wardrobes. The fully tiled ensuite has a window, enclosed bath, low-level w.c, pedestal sink, bidet and double shower cubicle.

Bedroom 2 is triple aspect with garden views; a vessel sink sits in one corner of the room.

Bedroom 3 features a square bay window.

Family bathroom is fully tiled, with a window, corner spa bath, corner shower cubicle, low-level w.c, pedestal sink and heated towel rail.





## Second Floor

The second floor landing provides access to two further bedrooms.

Bedroom 4 with sloped ceiling, Velux window and gable window, eaves storage and built in cupboard.

Bedroom 5 with sloped ceiling, Velux window and gable window, eaves storage and built in cupboard.

A fully tiled shower room with Velux window, shower cubicle, low-level w.c and vanity sink.

## Outside

Outside the gardens are beautifully landscaped and well established. Enclosed by mature planting, fencing and trees. Level decked and patio areas provide entertaining and seating spaces, surrounded by expansive level and sloped lawns. Meandering paths lead to ornamental ponds and raised beds, with retaining stone walls. Countryside views are visible from the top end of the garden. Ample parking available for numerous vehicles.

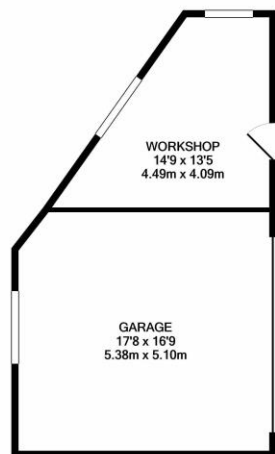
**Additional information:**

Services: All mains services are connected.

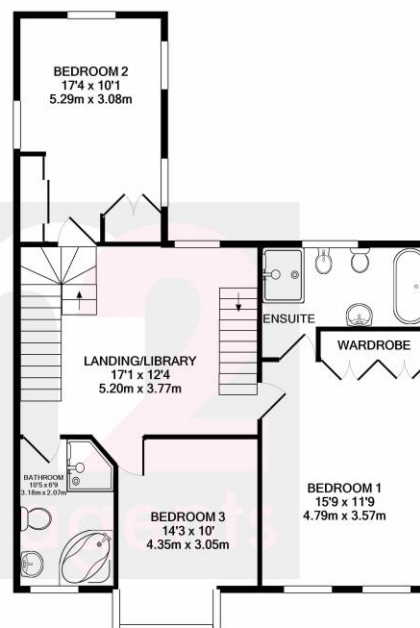
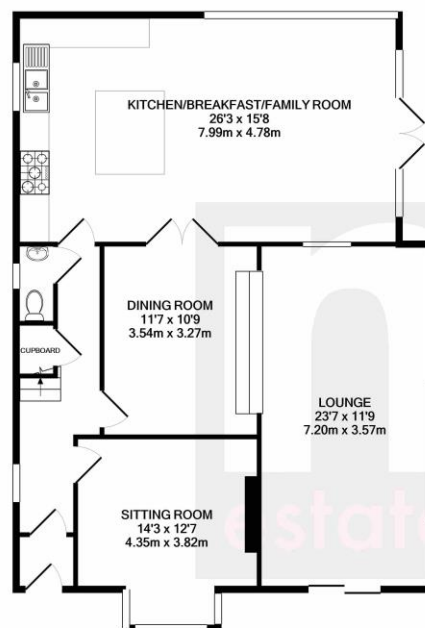
Council tax band: G







GROUND FLOOR  
APPROX. FLOOR  
AREA 1530 SQ.FT.  
(142.1 SQ.M.)

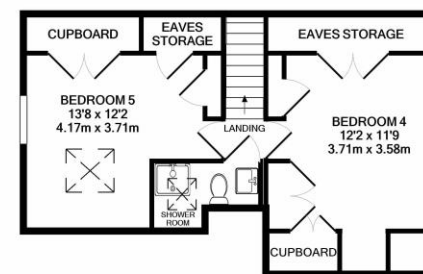


1ST FLOOR  
APPROX. FLOOR  
AREA 846 SQ.FT.  
(78.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2826 SQ.FT. (262.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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2ND FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.8 SQ.M.)







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