



**Brookfield, Penhow, Caldicot. NP26 3AJ**  
**£525,000**  
**Tenure Freehold**

- **SPACIOUS SEMI DETACHED HOUSE IN RURAL LOCATION**
- **LARGE PLOT, CIRCA 1/3 ACRE**
- **VERSATILE ACCOMMODATION OVER THREE FLOORS**
- **3 BEDROOMS**
- **SUPERB SPLIT LEVEL**
- **UTILITY ROOM**
- **SITTING ROOM, BOOT ROOM, POSSIBLE W/C**
- **FAMILY BATHROOM & SECRET EN-SUITE**
- **USEFUL OUTBUILDINGS USED AS OFFICE/GYM**

**69 Bridge Street, Newport, NP20 4AQ**  
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**\*SPACIOUS, SEMI DETACHED FAMILY HOME ON A PLOT APPROX 1/3 ACRE IN RURAL LOCATION WITH 3 BEDROOMS, STUNNING KITCHEN/DINING/LIVING ROOM, UTILITY ROOM, STUDY, FAMILY BATHROOM, SECRET EN-SUITE, EXTENSIVE PARKING WITH EASY ACCESS TO THE M4\***

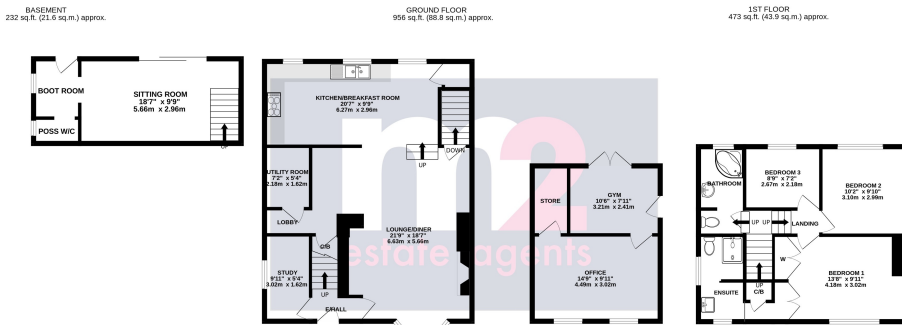
Situated in this easily accessible rural location, lying between Newport & Chepstow, this 3 bedroom semi detached property offers versatile family accommodation over 3 levels. Occupying circa 1/3 acre the property benefits from extensive parking and useful outbuilding currently providing a gym and office, although could provide an annex subject to obtaining necessary planning permission.

In brief the property comprises, to the ground floor: An entrance hall with stairs to the first floor, the spacious lounge/diner with wood burner & bay window to front leads up to a country style kitchen/breakfast room enjoying rural views to the rear. A lobby leads from the lounge to a useful utility room and a study is located off the entrance hall. To the lower ground floor: A staircase leads from the lounge to a sitting room with patio doors to rear, further utility area and possible w/c with plumbing. To the first floor: A split landing leads to three bedrooms, the master having built in wardrobe and double doors to secret, period style en-suite shower room. A family bathroom serves the remaining bedrooms.

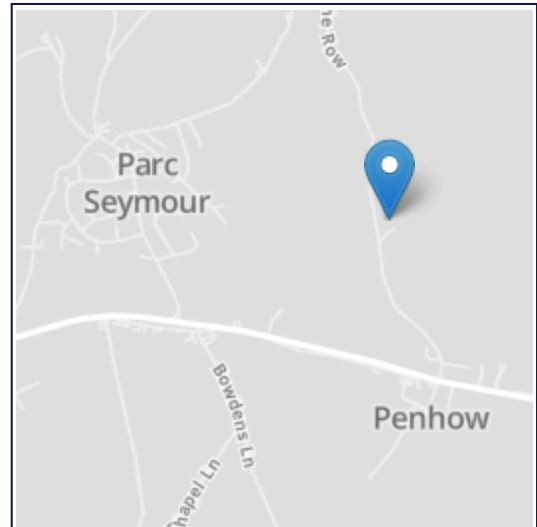
Outside: The property occupies in the region of 1/3 acre. To the front, a parking area for numerous vehicles and forecourt, paths lead past the outbuilding to a large sun terrace, laid with natural flagstones, overlooking further garden laid mainly to lawn, enclosed by hedging. Further outbuilding provides extensive storage.

Services:

Council Tax Band:



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>89</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>51</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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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