

# Gloucester Place Redbrook, Monmouth





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*Town and country properties*

## Gloucester Place Incline Road, Redbrook, Monmouth

This immaculately presented contemporary, 4-bedroom, family home is set high up in this desirable, Wye Valley village set in an area of outstanding natural beauty. Built just 4 years ago, with an inverted layout and spacious accommodation enjoying excellent levels of natural light with high quality fixtures and fittings throughout. Low maintenance terraced gardens, off road parking and a large stone outbuilding ideal for conversion subject to the necessary planning permissions.

### Guide Price of £595,000

The property is traditionally constructed with a painted, rendered exterior and inset double glazed windows with stone cut sills and lintels and doors set under pitched tiled roofs. Internal features include low voltage downlighters, moulded skirting boards and architraves, inset windows blinds, vertically boarded wooden doors and a combination of engineered oak, ceramic tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The property is approached from the front parking area under a feature wooden portico entrance and through a vertically boarded door into:**

#### **ENTRANCE HALLWAY:**

"U-shaped" with automatic downlights. A bespoke hardwood staircase with squared newel posts and glass balustrades up to first floor. Under stairs storage cupboard plus an integrated cloaks cupboard. Doors into the following:

#### **BEDROOM THREE: 3.88m (max) x 2.97m (12'9" x 9'9")**

A double bedroom with window to front elevation.

#### **BEDROOM TWO: 3.18m x 3.87m (10'5" x 12'8")**

Dual aspect windows to front and side with views of courtyard garden.

#### **BEDROOM ONE: 3.76m x 3.28m (12'4" x 10'9")**

Window to back and French doors out to private gravelled garden. Bespoke fitted wardrobes along one wall with sliding doors, hanging rail and ample storage. Door into:

#### **EN-SUITE BATHROOM:**

Frosted window to back. A white contemporary suite comprising a low-level WC, pedestal wash basin, bath and fully tiled double width shower enclosure with mixer valve, rain shower head and separate handheld attachment on adjustable rail. Chrome ladder style radiator and extraction fan at high level. Automatic downlights.

#### **BEDROOM FOUR: 2.78m x 3.13m (9'1" x 10'3")**

Dual aspect windows to back and side elevations.

#### **FAMILY BATHROOM:**

A contemporary white suite comprising a low-level WC, pedestal wash basin with tiled splashback and bath with shower head over on adjustable chrome rail. Chrome ladder style radiator and extraction fan at high level. Automatic downlights.

#### **From entrance hallway upstairs to:**

#### **OPEN PLAN KITCHEN/DINING/LIVING ROOM: 9.22m x 7.90m (30'3" x 25'11")**

This impressively proportioned principal reception room enjoys excellent levels of natural light with dual aspect windows to front and back elevations and aluminium bi-fold doors out to the private sun terrace ideal for alfresco dining and entertaining. "U-shaped" wooden block worktops with uprights and complimentary breakfast bar. Inset sink and single drainer and AEG four ring induction hob with extraction hood over. An extensive range of cupboards and drawers set under with integrated dishwasher and integrated washing machine/tumble dryer. Matching tall units along one wall, housing oven/grill and integrated fridge and freezer. Roof access hatch. Extensive Downlighters to hall area.

#### **STUDY: 3.71m (max) x 2.15m (12'2" x 7'1")**

Window to front and frosted window to side. Consumer unit at high level.

#### **CLOAK ROOM:**

Frosted window to side. A contemporary white suite comprising a low-level WC and an extensive vanity unit along one wall with floating wash basin and a whole range of storage cupboards set under. Chrome ladder style radiator and extraction fan at high level.

#### **OUTSIDE:**

Access to the property is via a tarmac parking area with space for two vehicles, accompanied by a raised gravel garden to the side. Beyond a five-bar wooden gate lies a private, hard-landscaped garden bordered by a gently winding sunken stream that flows toward the River Wye. Stone steps lead up to terraced gardens and an elevated patio which opens onto a spacious paved seating area perfect for alfresco dining and entertaining, all while enjoying the scenic views of the surrounding woodland. Boundaries are a combination of stone walls and wooden picket fencing. Automatic outdoor lights interspaced throughout the garden and exterior of the house.

#### **WORKSHOP: 8.94m x 7.75m (29'4" x 25'5")**

This spacious outbuilding is mainly constructed from stone, with part of the exterior finished in wooden cladding and set on a concrete base. It features two pitched tiled roofs with three skylights and offers great potential for conversion into a holiday cottage, subject to the necessary planning permissions.

#### **SERVICES:**

Mains electric, water and drainage. Oil fired central heating system. Forest of Dean Council Tax Band G. EPC Rating B. Solar panels in situ. EV charging point plus external power sources.

#### **DIRECTIONS:**

From Monmouth take the A466 Wye Valley Road towards Chepstow. As you approach the village of Redbook turn left immediately at the osteopaths, continue up the road passing under the old stone bridge and Gloucester House can be found after a short distance on your right. what3words: ///riddle.fault.racetrack

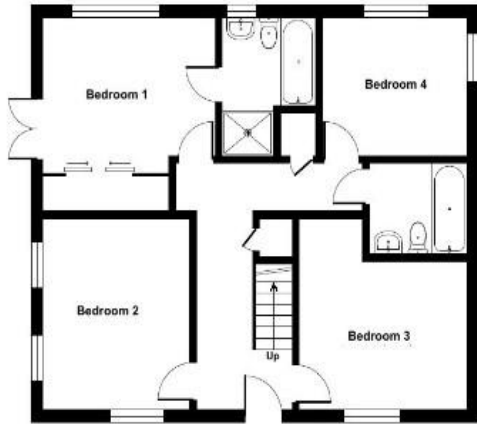
#### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





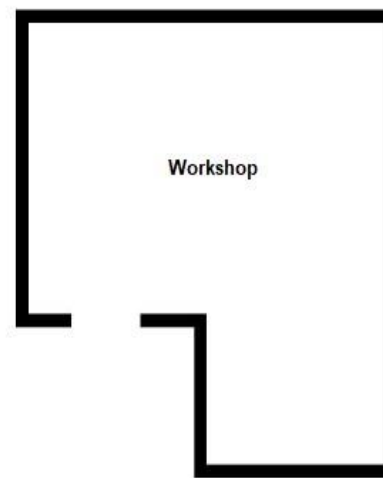




GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	88	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 1578 sq ft / 146.6 sq m  
 Outbuilding = 621 sq ft / 57.6 sq m  
 Total = 2199 sq ft / 204.2 sq m  
 For identification only - Not to scale

FOR IDENTIFICATION ONLY

