

CHRISTIE

RESIDENTIAL

THE SPINNEY, OLD TRAP ROAD, GILWERN,
ABERGAVENNY, NP7 0HW

PRICE £760,000



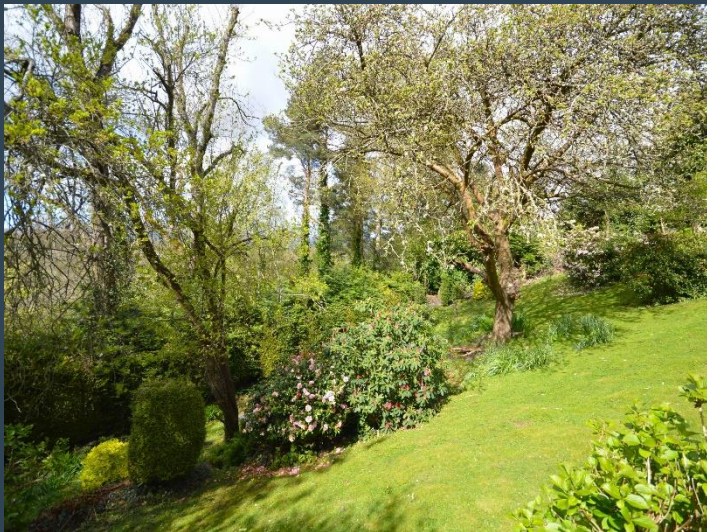


ABOUT THIS PROPERTY

An impressive four bedroom detached home, enjoying an elevated rural setting on Old Trap Road, on the edge of the thriving village of Gilwern, near Abergavenny. Set in a plot of approximately half an acre, The Spinney is beautifully presented throughout and affords exceptionally generous and flexible accommodation of over 2500 square feet. It also boasts truly spectacular views across the Usk Valley and the Black Mountains beyond it.

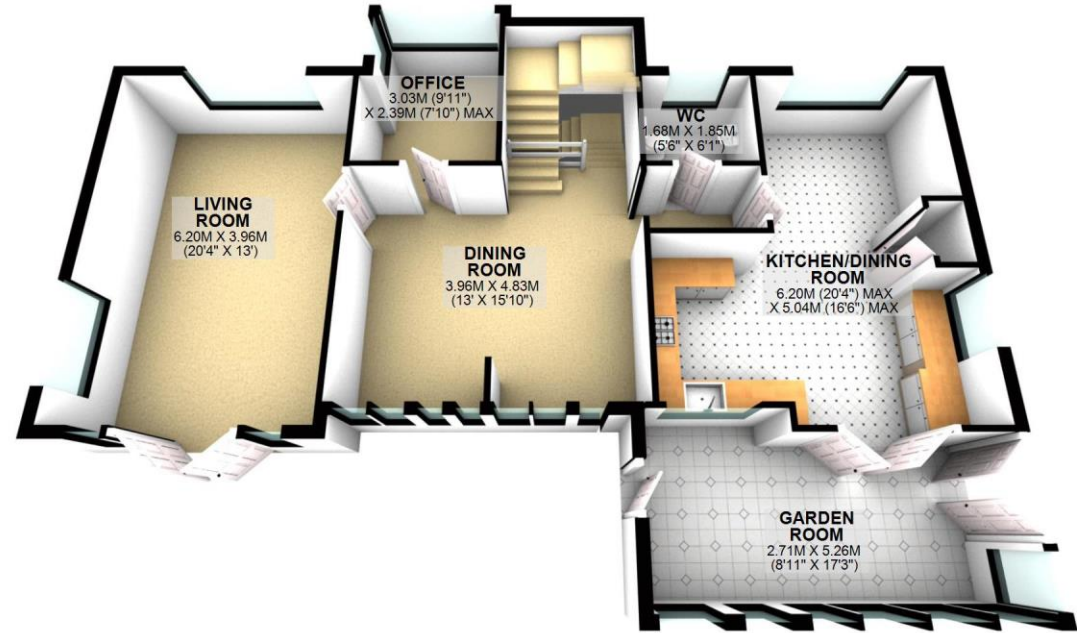
Set across three floors this individually designed home is accessed from road level into the upper floor where a light and airy landing leads to a superb 20' master bedroom with dressing area and en-suite bathroom. There are two further large double bedrooms both with fitted storage, another bedroom and family bathroom. From the landing, stairs lead down to the next floor level where there is a 20' living room with triple aspect, fireplace and French doors out to a private terrace, large dining room and study. The superb handmade fitted kitchen/breakfast room includes limestone worktops, island and dresser, and further benefits from doors out to the rear garden room. On the lower ground floor there is a large utility room and a 20' games room/sitting room/extra bedroom with French doors out to the garden. Undoubtedly this space could be converted to provide a self contained annexe.

The property is set back behind an attractive frontage with double gates opening to a gravelled driveway providing parking for several cars and leading to a detached double garage. A pedestrian gate to the side leads down to a side terrace accessed from the garden room with attractive beds and borders well stocked with mature flowers and shrubs. Steps lead down to the fabulous main garden. This comprises a large flagstone patio to the fore, an ideal place for al-fresco dining, entertaining or just enjoying the superlative views. There is a large expanse of level lawn that extends around to the side of the house, which then falls away to the bottom of the garden. This lower section is interspersed with an array of shrubs, mature trees and flower beds with a paving stone path wending its way through them. In addition, there is a concrete panelled single garden used as a garden store. This is a thoroughly unique home offering exceptionally well proportioned and presented accommodation coupled with a wonderful garden and views.



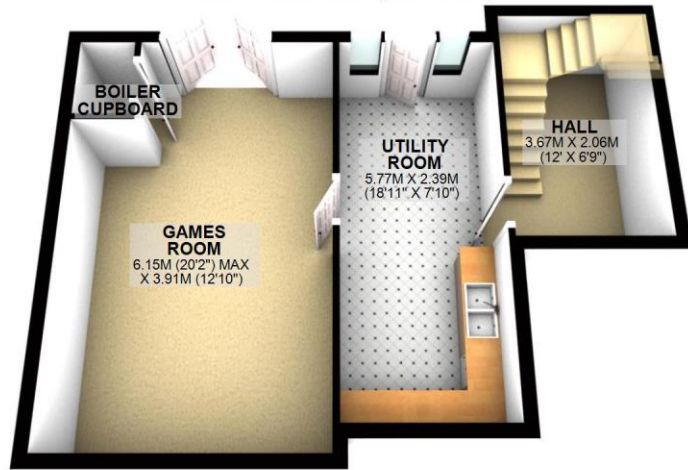
GROUND FLOOR

APPROX. 102.0 SQ. METRES (1098.2 SQ. FEET)



LOWER GROUND FLOOR

APPROX. 47.0 SQ. METRES (506.0 SQ. FEET)



FIRST FLOOR

APPROX. 86.1 SQ. METRES (926.9 SQ. FEET)



TOTAL AREA: APPROX. 235.1 SQ. METRES (2531.1 SQ. FEET)



DIRECTIONS

From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the third exit at the roundabout onto the (A4077) Abergavenny Road. Follow the road right through the village and just before the T-junction to get back onto the A465, bear left (signposted Station Road). Follow the road over the bridge, bearing right and after 400 yards cross over into Old Trap Road.

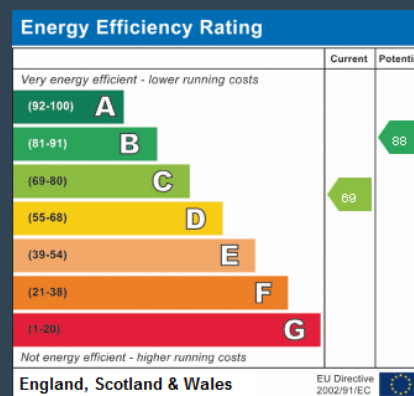
USEFUL INFORMATION

COUNCIL TAX: Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity & water are connected to the property. Drainage is via a private septic tank. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 34 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.