THE OLD VICARAGE

Guide price £770,000

Elegant 5 bed house dating back to early 1800’s
Extensive well enclosed and private gardens & grounds
Easy access for commuting via rail & M4 motorway network

- Entrance hall, living room
- Snug/dining room, ground floor shower room
- Kitchen/breakfast room, utility room
- Inner hall, office/store room, additional store room
- 5 bedrooms, family bathroom and cellars
- Driveway approach with ample parking, outbuildings & garages

DESCRIPTION

This elegant five bedroomed stone built house dates back to the early 1800’s and was originally a farmhouse and then a vicarage until 1972.

The present Vendors bought the property in 1974 when they were living in the area but looking for a larger property for their growing family. They just happened to notice this one for sale and knew immediately when they walked in that they would buy it and it has been a much loved family home since that time.

Located a short distance from Magor Square, which offers (within walking distance) two pubs, pharmacy, dentist, doctors surgery, restaurants and local shops together with a good range of schools catering for a variety of educational needs. The M4 motorway network is but a 3 minute drive away giving excellent commuting for Bristol, London, Newport and Cardiff. The nearest railway station is just 5 minutes away for an easy commute to Cardiff, Bristol (and onward to London) and Gloucester.

The accommodation comprises entrance hall, living room, snug/dining room, ground floor shower room, kitchen/breakfast room, utility room, inner hall, office/store room, additional store room, five bedrooms, family bathroom and cellars.

OUTSIDE

The property is approached along its own driveway providing ample parking for several vehicles and leading to the GARAGES.

EXTENSIVE MATURE GARDENS & GROUNDS

The extensive gardens and grounds are a particular feature of this property and offer a wealth of mature trees and shrubs to include a magnificent Weeping Willow. Extensive lawns wrap themselves around the grounds and meandering paths lead to idyllic seating area positioned to make the most of the privacy and the abundance of local birdlife which visit the gardens. Vegetable garden. Pergola with established climbing plants.

DETACHED OUTHOUSE

Built in stone and slate, two parts of which are suitable for additional garages and also:-
Former stable and tack room now used as a hobby shed.
Further slightly smaller store shed suitable for ride on mower etc.
Greenhouse, garden/potting shed and log shed.

DIRECTIONS

From Chepstow take the A48 towards Newport, passing the St Pierre Country Club on your left. At the roundabout take the first exit signposted Caldicot/Portskewett. Continue on this road (B4245) for approximately 6 miles, passing through Caldicot and Rogiet. On entering Undy, the driveway to the property can be found on the left hand side, just after the left turning for Arlington Close and just before the turning for Rectory Gardens.

ADDITIONAL INFORMATION

Room descriptions and measurements, along with further information and photographs are available at www.fineandcountry.com.