



## Worcester House at The Paddocks

*The North • Monmouthshire*





*Inspired by the idyllic setting of The Narth, The Paddocks is an exclusive development of only two luxury five bedroom family homes.*

*Overlooking the Wye Valley, the vibrant and friendly village community of The Narth is 2 miles east of Trellech, home to the local primary school. To the north, the county town of Monmouth is only 6 miles away, with excellent private and state schools and a shopping centre of variety and quality.*

*The Crown at Whitebrook, one of Wales' few Michelin starred restaurants, is just around the corner.*

*Imposing, stylish and elegant, Worchester House offers all the space and luxury you expect from Edenstone Homes and also benefits from our unique Bespoke service – allowing you to design your home your way.*

*With a sweeping driveway and automated entrance gates, Worchester House provides large living spaces inside and out. Separate lounge and dining areas offer the opportunity for you to create your own living space.*

*Both the lounge and the kitchen / family room, with its bespoke designed kitchen and outstanding specification, open out through large, bi-fold doors on to the rear gardens.*

*All five bedrooms are generously proportioned and come with ensuite facilities. The master bedroom includes a dressing area and large ensuite with walk-in-shower and freestanding bath.*

*A spacious integrated double garage completes this stylish home.*

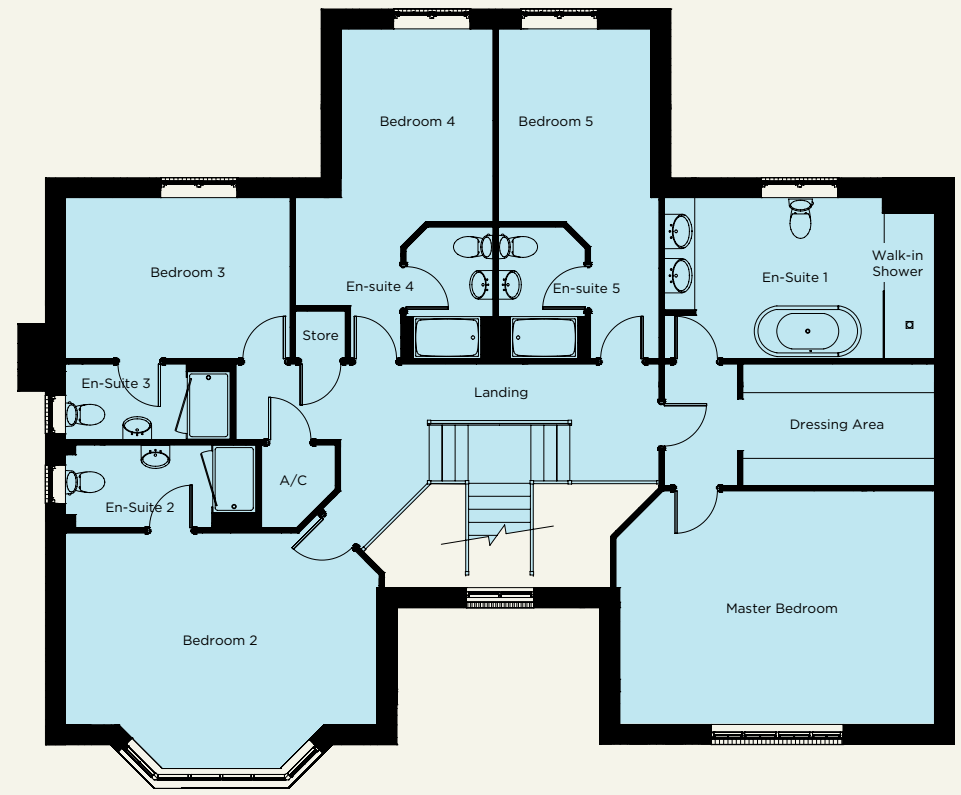
# Worcester House

*a luxury five bedroom family home*



*Ground Floor*

<b>Kitchen/Family/Breakfast Room</b>	8454 mm x 6897 mm
<b>Lounge</b>	5874 mm x 4810 mm
<b>Dining Room (into bay)</b>	5574 mm x 4000 mm
<b>Utility</b>	3800 mm x 2018 mm
<b>Double Garage</b>	5628 mm x 5397 mm



*First Floor*

<b>Master Bedroom</b>	5616 mm x 4168 mm
<b>Dressing Area</b>	3424 mm x 2160 mm
<b>Ensuite</b>	4831 mm x 2880 mm
<b>Bedroom 2 (into bay)</b>	5574 mm x 3900 mm
<b>Ensuite</b>	3400 mm x 1468 mm
<b>Bedroom 3</b>	4010 mm x 2880 mm
<b>Ensuite</b>	2950 mm x 1345 mm
<b>Bedroom 4</b>	5850 mm x 3511 mm
<b>Ensuite</b>	2339 mm x 1544 mm
<b>Bedroom 5</b>	5850 mm x 2845 mm
<b>Ensuite</b>	2339 mm x 1544 mm

Customers should note this illustration and floor plan are representative only and should be treated as general guidance. They cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor do they constitute a contract or a warranty. All dimensions indicated are approximate and taken to their maximum. Detailed plans and specifications are available upon request.







Nearest postcode: NP25 4QN

We believe that beauty is more than just skin deep. Buying with Edenstone Homes means you can rest assured that we've paid attention to the important things:

- Beautifully designed kitchens in a range of traditional and contemporary styles, complimented by fully integrated appliances
- Contemporary white sanitaryware
- Walk-in-shower and freestanding bath to master ensuite
- Fitted wardrobe to master bedroom dressing area
- Ceramic floor and wall tiling
- Oak finish staircase and internal doors
- Landscaped front garden
- Automated garage doors

In addition, you can also expect:

- Underfloor heating to the ground floor and radiators to the first floor, as well as double glazed, UPVC windows and LED lighting
- Energy-efficient, gas central heating system with wall mounted boiler
- TV points fitted as standard to the lounge, family area and all bedrooms
- Phone points to the hall, lounge, kitchen, master bedroom and bedroom 2
- Wiring for TV Satellite from roof space
- NHBC 10 year Buildmark warranty

Our representative will take you through all you need to know about the process of buying an Edenstone home and will be delighted to provide a full specification for the home you have chosen.

We also offer each of our purchasers the opportunity to personalise their new home through an extensive and exciting range of options and additional extras packages to help make your home your very own.

**Bespoke**  
Your home, YOUR way...



Priory House,  
Priory Street,  
Usk NP15 1BJ  
Tel: 01291 674 800

[info@edenstonehomes.com](mailto:info@edenstonehomes.com)  
[www.edenstonehomes.com](http://www.edenstonehomes.com)

