THE COURT HOUSE

62C FIELDS PARK ROAD, NEWPORT, NP20 5BH

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Spectacular, high specification home built by an award winning Developer

- Impressive solid construction new build family home
- Located in a sought after luxury development
- High specification finishes throughout
- Within the grounds of the impressive Grade II listed The Fields Manor

SITUATION

The Fields is a development of three new build houses in the grounds of the impressive Grade II listed The Fields Manor which is now fully restored to its original magnificence. The homes sit beautifully in their surroundings amongst the mature trees and built sympathetically in keeping with the site history.

The Court House offered here is a brand new detached house with private gates, own driveway, double garage with studio above and located at the East boundary of the site.

DESCRIPTION

Entered via shared electric gates off the road, there are another set of iron gates leading you down the private driveway laid with grey granite cobbles and Natural Welsh slate chippings, bordered with hedgerow and lights leading to the expansive block paved parking area.

The front door opens onto the entrance hall which has a lovely open plan feel, with bespoke made Japanese inspired screening.

The lounge room has wide plank oak flooring, a multi-fuel fire with solid oak surround, slate hearth and traditional box sash double glazed windows to the front.

Tall ceiling heights throughout ground floor. The open plan kitchen, dining and living area has Mandarin Stone limestone floor and handmade, bespoke kitchen, granite worktops and luxury appliances with large bi-folding doors, further French doors all opening out onto the enclosed rear garden.

There is a utility room with sink and laundry area, also housing the boiler, hot water cylinder and pressurised water system.

Door leading outside. An open glass and oak staircase takes you to the first floor and a beautifully light landing. The master bedroom has a dramatic vaulted ceiling giving an amazing feeling of space and large sash windows overlooking the front. The en suite has a walk-in shower and solid wood vanity unit and stone sink.

There are three double size bedrooms to the rear of the property, with the guest bedroom featuring an en suite shower room with walk-in shower and vanity wash hand basin. The family bathroom has natural stone tiling, freestanding bath and walk-in shower, solid wood vanity and stone wash hand basin.

To the top floor is a gallery landing and further two rooms of very versatile space. Light and airy with Velux roof lights in the stairwell providing lots of natural light.

Outside, there is a slate paved patio area, raised seating area with Welsh slate chipping, planting areas and a flat lawn. There is a detached double garage with electric door, power and light and a versatile studio room above, ideal for a home office. The garage has been constructed with the wood from a cedar tree felled on site.

ADDITIONAL INFORMATION OF NOTE

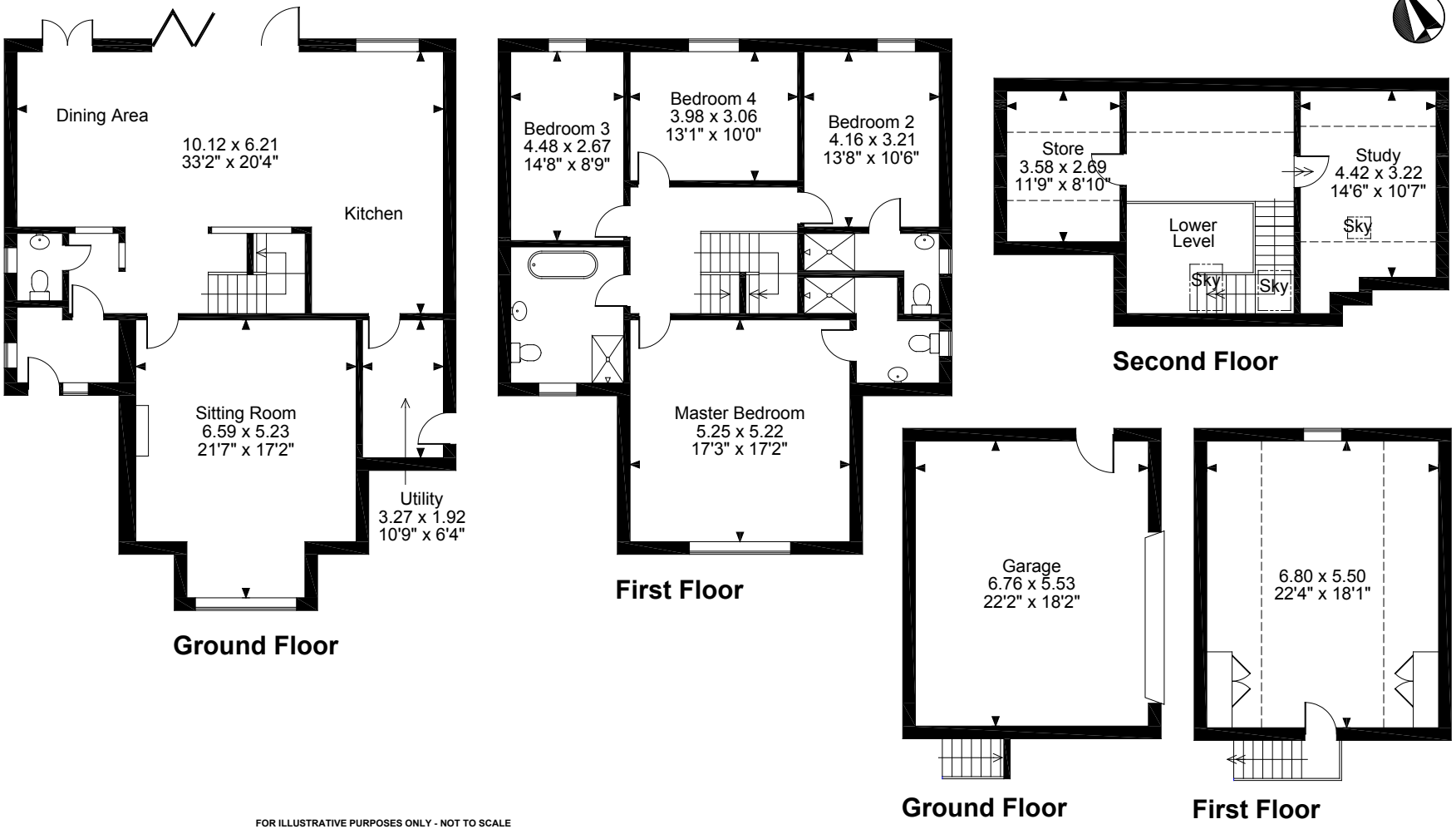
There is underfloor heating throughout ground floor, bespoke oak carpentry. The external doors and windows are all solid hardwood double glazed and cast guttering and downpipes.

Solid construction build.

All mains services connected.

FLOORPLANS

Main House gross internal area = 2,446 sq ft / 227 sq m
Garage Building gross internal area = 614 sq ft / 57 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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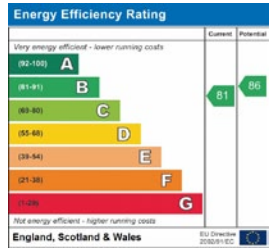

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