

SG Rayner Homes - Independent developers of modern executive style dwellings in a rural location

Clarence House - nearing completion...

The Penallt site comprises of two modern executively styled homes of an appealing traditional character and design.

The new dwellings front onto a country lane which connects Penallt to the Monmouth/Chepstow Road (B4293). Easy access is available by road to the A40 at Mitchel Troy/Monmouth, which directly connects to the M4 & M50. The M48/M4 is also easily accessible at Chepstow.

Clarence house accommodation is set out over two floors. The ground floor accommodation includes a spacious



kitchen with open plan dining room, sitting room with bi-fold doors to outside patio terrace, a Family Room/Study, along with central staircase situated in a Reception Hall. This floor also includes a utility room, separate cloakroom. Externally there is a double garage with up and over electric doors and separate access to the garden area.

The first-floor accommodation accessed via the central staircase from the Reception Hall lead to a central landing providing access to the master bedroom with dressing room & en-suite shower room. Three further first floor double

Bedrooms, one with an additional en-suite Shower Room and a separate family Bathroom & Shower / wet Room.

All SG Rayner homes are created using the very best materials, "No two homes are the same and we source and use the best materials for our clients" says Taryn Rayner. "Depending on our clients' requirements, timescales and planning permissions we can deliver pretty much on anything! As an example of our quality promise all of our kitchens are hand crafted on site using high grade materials. We make sure wiring is in place for a variety of technological uses,



and think about internal and external technologies throughout the design process".

Penallt has a good range of local amenities including Babbington Meadows recreation area, tennis club, Pelham village hall and popular public house, The Inn at Penallt.

More information is available on the village website www.penallt.org.uk. Further facilities such as a village shop are situated a short distance away at Trellech with more comprehensive facilities and amenities situated at Monmouth.



**NOW AVAILABLE
FOR VIEWING**

To register interest for the next phase,
or viewings please email
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