



SAMUEL WOOD

Jodders, 2 Soudley, Market Drayton, Shropshire, TF9 2SB

Price Guide £650,000



Jodders, 2 Soudley

Market Drayton, Shropshire, TF9 2SB



- Land Approx 7 Acres
- Double Garage & Stables
- Spacious Accommodation
- Double Glazing
- Range of Outbuildings
- Two Adjacent Fields
- Gas Fired Central Heating
- EPC Rating D

Situated with approx 7 ACRES of glorious gardens and land with stables and substantial outbuildings, viewing is recommended of this attractive detached country property which is nestled within the Hamlet of Soudley with Market Drayton 5 miles , Shrewsbury 21 miles and Telford 16 miles.



Spacious Reception Room 12'6 x 11'6 (3.81m x 3.51m)

A versatile room with tiled floor, double glazed windows to two sides, radiator, wall light point.

Dining Room 12' x 10'3 reducing to 9'8 (3.66m x 3.12m reducing to 2.95m)

A pleasant front facing room with two double glazed windows, tiled floor, radiator.

Inner Lobby

Serves the sitting room, staircase ascending to the first floor.

Kitchen 15'6 x 9'3 (4.72m x 2.82m)

Solid granite work tops extend to three work surface areas, range of attractive cupboards and cabinets extending, wall cupboards, tiled floor, Rayburn stove together with Bosch four ring gas hob, tiled splash areas.

Utility / Boot Room 11'6 x 12'6 (3.51m x 3.81m)

(overall measurements) with double glazed windows, tiled floor, provision for appliances, side entrance door leads to the garden.

Guest Cloakroom WC

Comprising: WC, radiator, double glazed window.

Sitting Room 12'6 x 13'9 (3.81m x 4.19m)

A lovely atmospheric room with wood burner to slate hearth, two double glazed windows to the front, ceiling timbers.



Study / Home Office 9'6 x 12'6 (2.90m x 3.81m)

Two double glazed window, feature beamed ceiling, attractive range of fitted office furniture with desk, cupboards, display shelving and cabinets.

Landing

With balustrade, double glazed window, access to the roof space.

Bathroom 12'6 x 6'6 (3.81m x 1.98m)

Comprising: walk-in shower enclosure, twin end bath with mixer filler and hand held shower attachment, vanity sink, WC, double glazed window. Airing cupboard enclosing hot water cylinder and controls for the solar panel system.

Bedroom 10'9 x 9'3 (3.28m x 2.82m)

Double glazed window to the front, range of fitted cupboards and wardrobes.

Inner Landing

Double glazed window with a rural aspect.

Bedroom 9'3 x 11'9 (2.82m x 3.58m)

Exposed original floor timbers, fitted cupboards, double glazed window to the side, attractive part sloping roofline.

Bedroom 12'9 x 9'9 reducing to 7'9 (3.89m x 2.97m reducing to 2.36m)

Windows to the either side and fitted cupboards.

Outside

Jodders is approached from the lane through double width gates leading onto the tarmac driveway which provides ample parking and vehicle hard standing. The property is situated within delightful gardens of lawn with mature trees, hedges and shrubbery plantings. From the driveway, a further lawn area with a range of raised beds with water supply, soft fruit cages. These informal gardens lead to the land.

Forming Excellent Fields Approx 7 ACRES

Range of Outbuildings

Double Detached Garage 22'3 x 19'9 (6.78m x 6.02m)

Twin up and over doors, concrete floor, power and lighting supply, garage roof space. A range of solar panels are arranged to the garage roof.

Part Open Sided Barn 40' x 20' (12.19m x 6.10m)

Constructed by Browns of Wem with concrete pad, power and lighting. The barn opening is approximately 20'

Smaller Barn / Store 30' x 12' (9.14m x 3.66m)

With concrete floor pad, power and lighting supply, double opening doors with a further single door.

Traditional Brick Outbuilding 26' x 12'3 (7.92m x 3.73m)

Arranged to a ground floor and part second floor storage with ladder, power and lighting supply.

Range of Stables

Water supply, power and lighting supply. There is adjacent field arranged to two paddocks.





Stable 1 12' x 11'6 (3.66m x 3.51m)

Stable 2 12' x 7'3 (3.66m x 2.21m)

The property also benefits from a further 3 stables and a feed shed.

Services at the property

We understand that the property has gas, mains electricity, solar panels heating the homes water, mains water and mains drainage.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

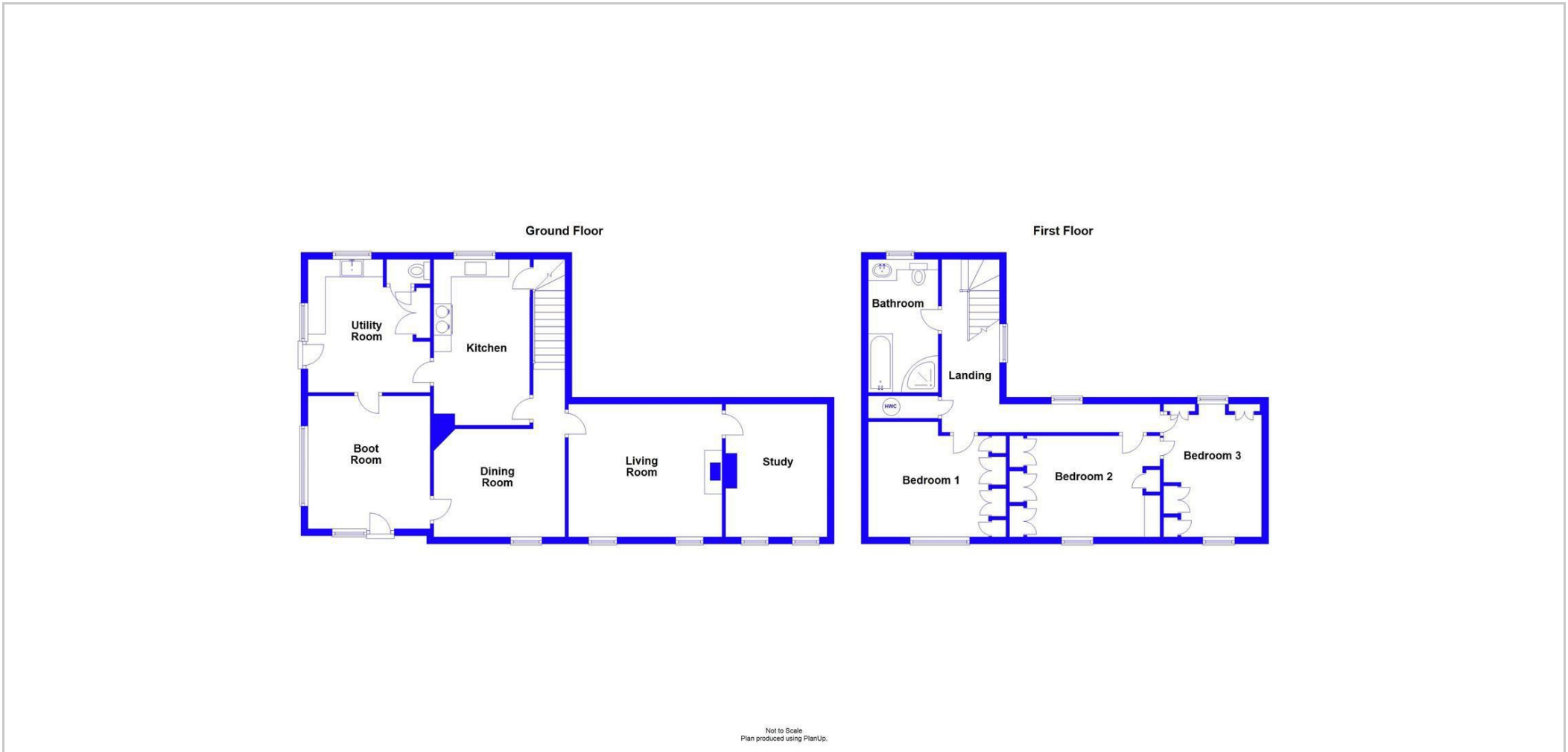
From Market Drayton take the A529 towards Woodseaves and Hindstock. After 2.4 miles, at Woodseaves take the left towards Cheswardine, follow the road for 2.1 miles through Cheswardine onto High Street, continue along the road for 0.7 miles. The property will be on your righthand side, identified by our Samuel Wood board.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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