

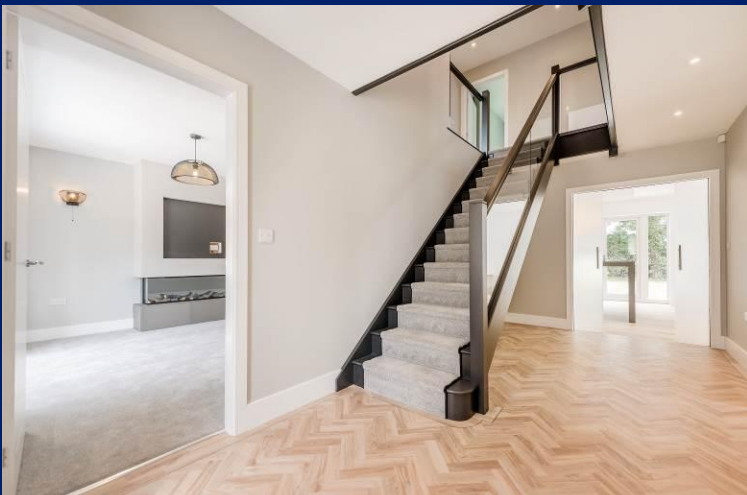
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Barbers







## Features

- Beautiful Individually Designed Four Bedroom Detached House
- In Sought After Village Location, Set on Third of an Acre Plot
- Under Floor Heating, High Grade Built-in Appliances
- Large Dining Kitchen/Family Room, Family Bathroom, 2 En-Suites
- Reception Hall, Lounge, Study, Utility, Ground Floor Shower Room
- Office/Nursery, Boot Room, Cloakroom, Guest WC
- Integrated Oversized Garage with Electric Up & Over Door

## Location

Situated on the outskirts of the much sought after village of Hodnet which benefits from a primary school, village store, church, doctor's surgery, an award-winning gastro pub/restaurant and the beautiful tourist attraction, Hodnet Hall gardens. Convenient for A53 and A41 main roads providing ready access to M54 and wider motorway network. The nearby towns of Market Drayton, Whitchurch and Wem offer a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger towns of Shrewsbury, Telford and Newcastle-under-Lyme are all in commutable distance of Hodnet.





## Property Description

We are delighted to be marketing, The Sidings, which is a stunning, individually designed four-bedroom detached house that certainly ticks all our dream home boxes. It is nestled on the edge of the highly sought-after award-winning village of Hodnet and accessed via a private lane specifically for The Sidings and a similar bespoke detached house, which was built by the same developer. Sitting on its own third of an acre plot, this brand-new build radiates masses of style inside and out and is finished to an excellent standard. The developers of this impressive home have put a lot of thought into its design, so that every family's needs are catered for. Whether you enter the property via the front entrance door or the oversized garage this house has it all!

As you enter via the main front entrance you will be greeted by the large reception hallway where the stunning wide painted staircase with glass balustrade and carpet runner will instantly catch your eye. From the hallway you will then find the main lounge with feature fireplace and media wall, study/kids tv room, a cloakroom area with sliding mirrored doors, where you can hide all your coats away and the guest W.C. Double frosted glass pocket sliding doors then lead to the wonderful open plan dining kitchen and family room. This really is the hub of the home and offers a range of Neff built-in appliances, Quooker tap, masses of storage, Quartz work-surfaces and breakfast bar with feature drop-down lights. The large family area has window seating with added storage, a media wall and plenty of space for entertaining, as well as doors leading out onto two separate patio areas. Continuing onward into the rear hall you will find the pantry, boot room with built-in cupboards, the ground floor shower room with W.C, utility/laundry room and access into the oversized garage.



The ground floor has underfloor heating throughout apart from the large cold store pantry area off the kitchen to store all your fresh produce. If you enter or leave the property via the garage which allows you to drive in and close the electric sectional door behind you after shopping, a morning stood on the side of a muddy football pitch or the school run, the developers having children themselves have thought of it all. There are also 3 alarm keypads to allow for your choice of access. As you enter the house there is a shower room with toilet and sink to use to save walking through the house covered in mud and a boot room to take off those dirty boots and coats. The plant room is accessed off the garage where there is space for a Tesla battery (available at extra cost) to compliment the 27 solar panels to the rear elevation of the property. Above the garage there is additional storage with a drop-down loft ladder and light. There is also a facility for an additional washing machine for those dirty football kits in the plant room. Off the boot room/utility room there is a third patio area for access to the bin storage - an ideal place for a washing line.

Onto the first floor off the galleried landing area is the principal bedroom with a dressing area, built-in wardrobes and en-suite shower room, bedroom two with an en-suite shower room, two further double bedrooms, the large family bathroom with walk-in shower and luxurious deep bathtub and a home office/nursery.

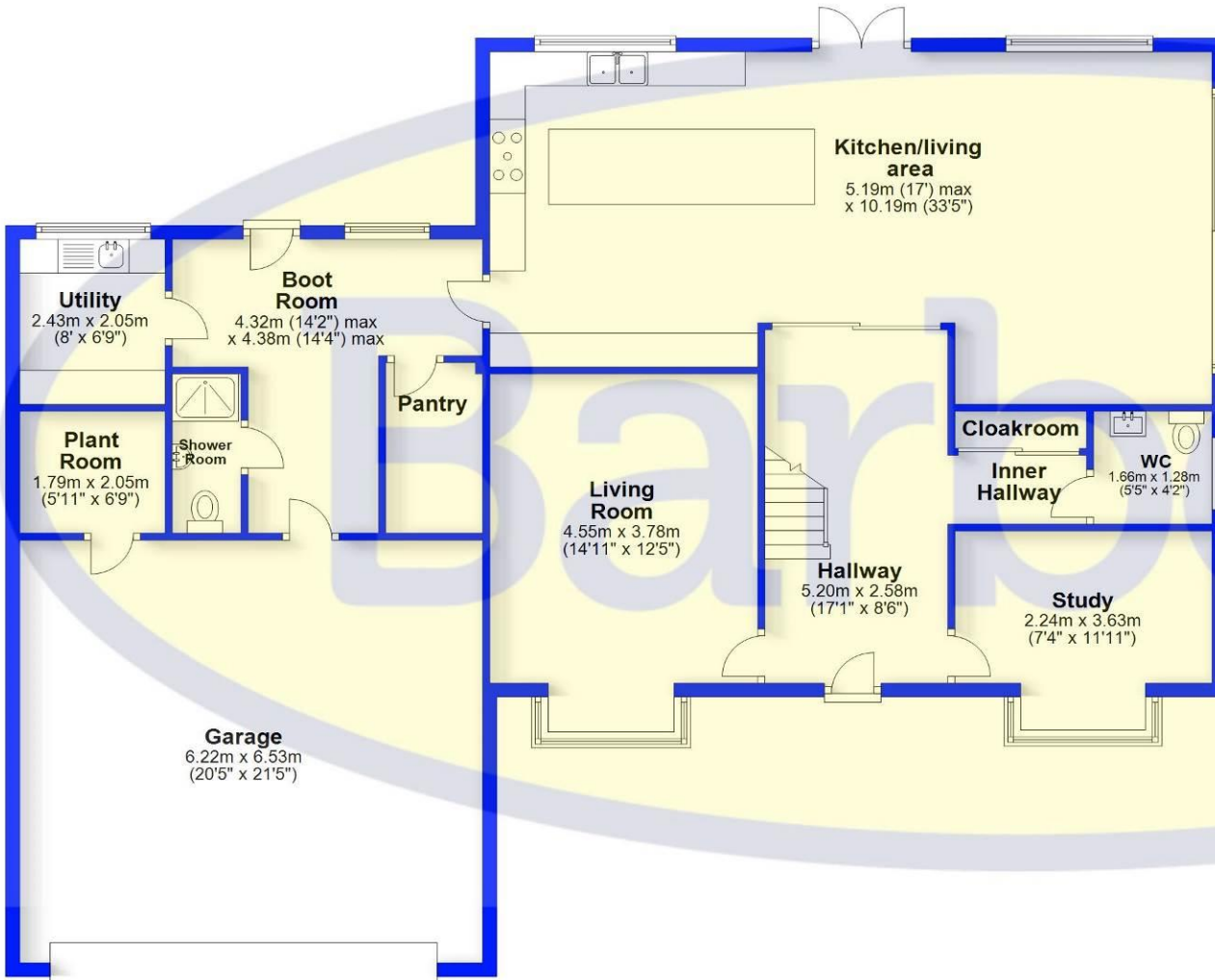
Externally, The Sidings will not fail to impress with its generous surrounding grounds. The double fronted exterior includes parking for several cars and established lawns to the side and rear. There are also three separate patio areas to maximise the sun and perfect for alfresco entertaining. Furthermore, there is a hot and cold outdoor tap, lighting and power points.



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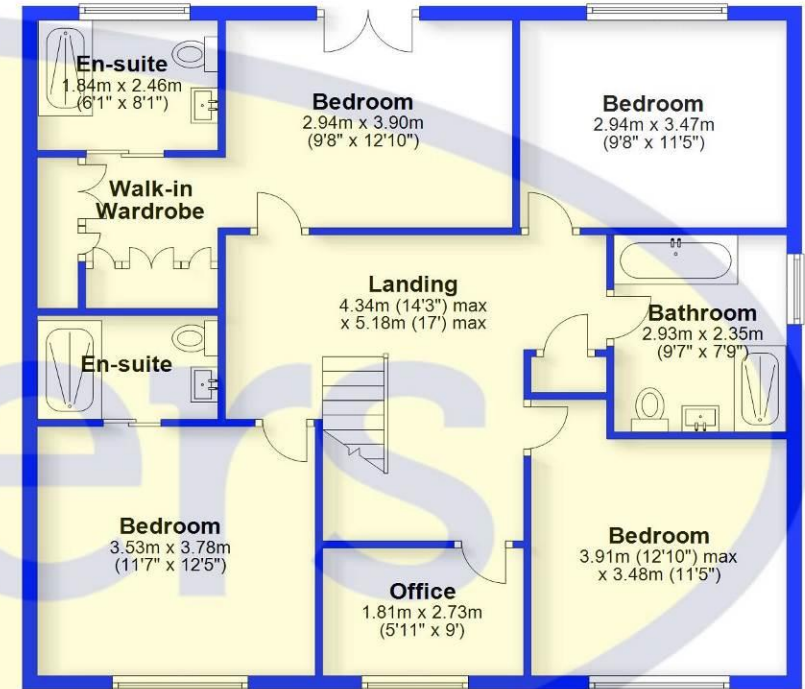
### Ground Floor

Approx. 165.4 sq. metres (1780.4 sq. feet)



### First Floor

Approx. 94.5 sq. metres (1017.1 sq. feet)



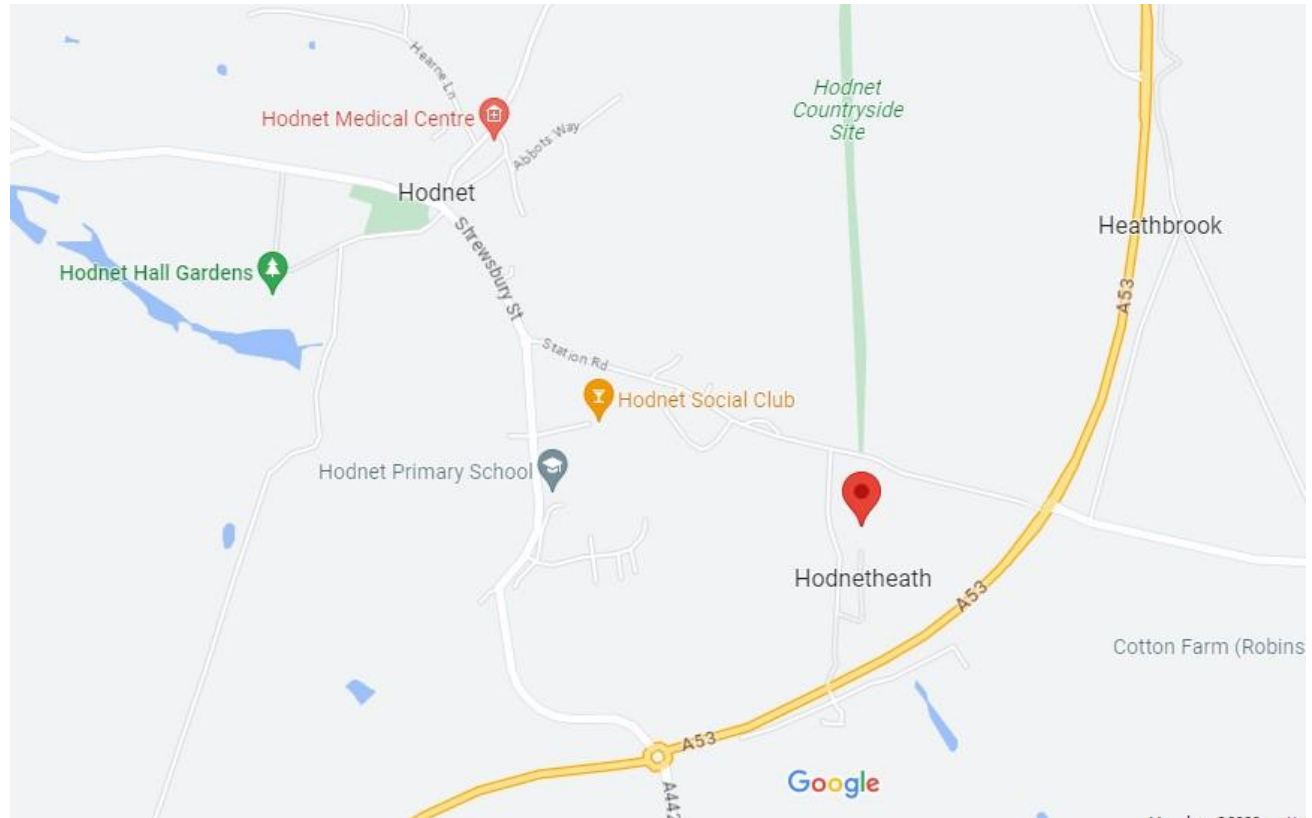
Total area: approx. 259.9 sq. metres (2797.4 sq. feet)

## Services

We are advised that mains electric and water are available with air source heat pump central heating and solar panels. The sewerage is via a private treatment plant. The entire ground floor, other than the pantry benefits from under floor heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## Directions

Leave Market Drayton on the A53 towards Shrewsbury. Proceed straight over the Tern Hill roundabout and then taking the next turning on the right signposted Lostford. Continue along this road through the village of Wollerton and into the village of Hodnet. Upon entering the village bear left and then take the next turning on the left into Station Road, right into Websters Lane and then immediately turn left down a private lane where you will find the entrance to The Sidings on the left-hand side which can be identified by our for-sale board.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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