



Chestnut Cottage, Sandford, SY13 2AW

Helping *you* move





- Substantial Detached House
- Five Bedrooms, Four Bathrooms
- Large Driveway and Carport
- Generous Rear Garden

- Excellent Road Links
- Great Size Accommodation
- Viewing Recommended
- EPC E, Council Tax Band D, Freehold



Discover this substantial five bedroom, four bathroom detached family house, positioned on a large plot of approximately 0.3 acres and offering excellent access to major road links, perfect for families seeking both space and convenience. Offering extended accommodation, this home provides an ideal blend of space and comfort for modern family living and is located within a short drive of the historic market town of Whitchurch which has an excellent range of daily amenities.

As you approach through timber gates, a spacious gravel driveway leads to the front of the house, providing ample parking for multiple vehicles, complemented by a timber carport for added convenience. The expansive rear garden boasts a large paved patio, perfect for outdoor entertaining, a timber summer house, and a generous lawn with a variety of mature shrubs and trees. Inside, an Entrance Porch leads to an inviting Reception Hall with log burner, creating a warm and welcoming atmosphere. The ground floor is well designed for both relaxing and entertaining, offering a variety of versatile living spaces including a cosy Snug, Lounge with beautiful exposed beams and a Sitting Room with bay window, currently used as a games room, offering flexibility for various uses. Both the lounge and sitting room share a central log burner, adding character and comfort.



The Family Room opens into a bright Conservatory, perfect for enjoying garden views, while the Kitchen/Breakfast Room is equipped with French doors leading to a rear garden, seamlessly blending indoor and outdoor living. Additional ground floor conveniences include a Shower Room and a practical Utility Room. The property also benefits from a large cellar which has lighting, power and radiator. On the first floor, you'll find Five Double Bedrooms, all generously proportioned, providing plenty of space for family and guests. The master bedroom features a walk-in wardrobe and en suite shower room. The additional bedrooms are served by a well-appointed Family Bathroom and an extra Shower Room, ensuring convenience for a busy household.

This spacious property, within easy reach of Whitchurch town and offering excellent access to major road links, is perfect for families seeking both space and convenience.



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## LOCATION

The property is situated in Sandford and is approached off the A41 providing great commuter links. It is situated approximately 5 miles from the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. Market Drayton is situated approximately 7 miles away and also offers facilities for daily requirements. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 26 miles approximately.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

## DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, continue on for approximately 3.5 miles, proceed past Sandford Industrial Park and the property can be found after a short distance on the right hand side.

## LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

## AGENTS NOTE

The owners of the property are relatives of an employee of Barbers.

## AGENTS NOTE

Please be advised that there is no building regulations completion certificate for the 20 year old extension or for the replacement windows. We are advised that an indemnity policy is in place to cover this. This will be confirmed by solicitors during the pre-contract enquiries.

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## RECEPTION HALL

12' 1" x 12' 1" (3.68m x 3.68m)

## LOUNGE

17' 9" x 12' 9" (5.41m x 3.89m) max

## SITTING ROOM

24' 8" x 17' 8" (7.52m x 5.38m) max

## FAMILY ROOM

11' 1" x 9' 7" (3.38m x 2.92m)

## CONSERVATORY

12' 5" x 9' 8" (3.78m x 2.95m)

## SNUG

9' 9" x 7' 8" (2.97m x 2.34m)

## KITCHEN/BREAKFAST ROOM

16' 0" x 12' 8" (4.88m x 3.86m)

## MASTER BEDROOM

11' 7" x 11' 2" (3.53m x 3.4m)

## BEDROOM TWO

11' 1" x 8' 0" (3.38m x 2.44m)

## BEDROOM THREE

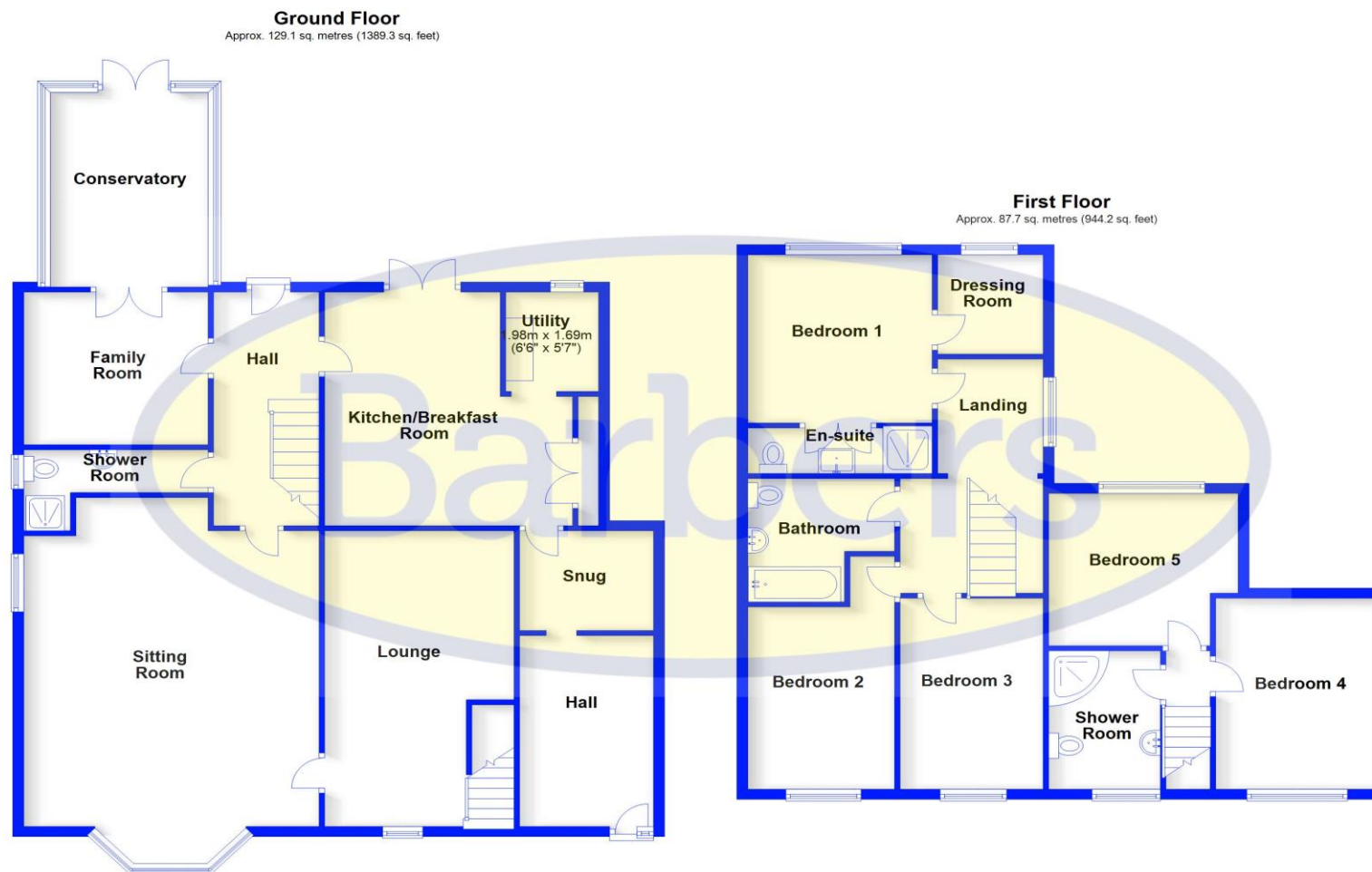
13' 0" x 12' 6" (3.96m x 3.81m)

## BEDROOM FOUR

13' 4" x 10' 3" (4.06m x 3.12m)

## BEDROOM FIVE

11' 7" x 8' 7" (3.53m x 2.62m)



Total area: approx. 216.8 sq. metres (2333.5 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



**WHITCHURCH**  
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**MARKET DRAYTON**  
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**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**