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## Features

- Four Bedroom Detached Bungalow with Far Reaching Countryside Views
- Impressive Open Plan Kitchen/Family Room with Open Fire and French doors to the Garden
- Living Room, Home Office, Sunroom
- Principal Bedroom with En Suite
- Large 0.49-acre Garden, Double Garage

Moreton Lodge is a stylish and beautifully updated Four Bedroom Detached Bungalow offering generous, versatile accommodation in the tranquil rural hamlet of Moreton Say. Thoughtfully modernised throughout, this impressive home combines contemporary comfort with countryside charm, making it an

ideal choice for modern family living.

The flexible layout offers you three Reception Rooms plus an impressive Open Plan Kitchen/Dining/Living Room that has a Shaker-style Kitchen with quartz work tops, integrated appliances, Belfast sink, induction hob and central island. The Kitchen opens to the Dining

area and then to the Family space that has a feature stone open fireplace and French doors out to the Garden.

Off the Kitchen is the Utility/Boot Room with stable door and, returning to the Hall, is the Home Office, a light and bright Sun Room, and a Living Room that's presented with a stylish media wall.





All four Bedrooms are good-size Double Rooms with the Principal Bedroom having a smart En Suite Shower Room. Bedroom Two has a door out to the rear Garden, so this flexible space could also be used as a further Sitting Room or make a great Hobby Room. Completing the accommodation is the main Bathroom that's been updated in the same spa-style as the En Suite, with a walk-in shower and separate bath.

Outside, the property sits on a substantial 0.49-acre garden plot. To the front is a mature Garden with dual drives – one that's perfect for parking a motor home or horse box, and the other that leads to the Detached Double Garage giving you ample Parking for a number of vehicles.

The rear Garden has far-reaching countryside views, with a large patio area that's perfect for catching the afternoon sun and stunning sunsets beyond the far horizon. There's a generous lawned area that's ideal







for children and dogs to run free, and a pergola to the front frames the front door and creates a great first impression.

Moreton Say itself is a rural hamlet that's just 3.6 miles from Market Drayton, so offers you a rural but not remote location with good access to the A41 & A53 for links to Newcastle under Lyme, Shrewsbury, Whitchurch and Newport. Moreton Say has a Primary School, Village Hall and Church and Market Drayton is a busy market town with a weekly street market, and a good range of Shops, Schools, Facilities and Sports Clubs.

With its spacious layout, modern finish, and rural location, Moreton Lodge is an outstanding opportunity for those seeking a refined and versatile rural home that really does need to be viewed to appreciate all it has to offer. Please call the team at our Market Drayton office on 01630 653641 to arrange your viewing.



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**LOCATION:** Moreton Say is a rural hamlet approximately 3.6 miles from Market Drayton - a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch.

**DIRECTIONS:** From Market Drayton, take the A53 towards Tern Hill and after 0.6 miles turn right, follow the road round to the left, left on Longford Road, next right and then follow the lane into Moreton Say where the property is on your left and can be identified by our For Sale sign.

**SERVICES:** We are advised that mains electricity and water are available, with oil fired central heating and a septic tank with treatment plant. The boiler and oil tank have been replaced in the last two years and are still under warranty, as is the sewage treatment plant.

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/>

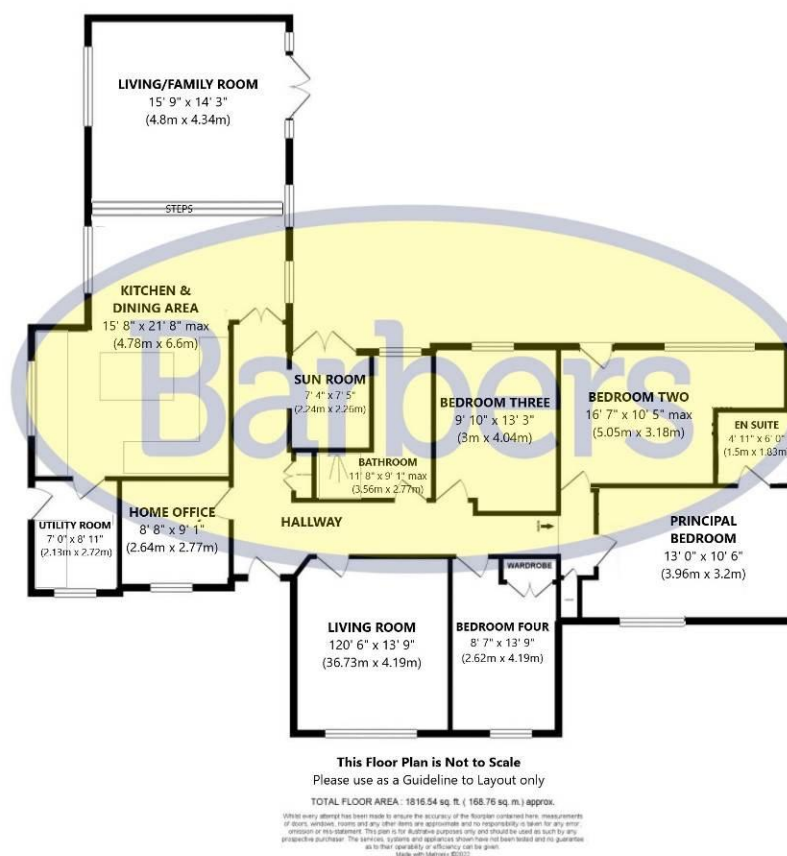
**LOCAL AUTHORITY:** Shropshire Council **COUNCIL TAX BAND:** F **ENERGY RATING:** F - Please note that this rating was given before the current programme of improvements throughout the property.

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendor's Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

**AML REGULATIONS:** We are required by law to conduct Anti-Money Laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.

**BARBERS COPYRIGHT:** Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property. These should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives to promote the property or the Company. We may use various options for marketing including all social media and mailing campaigns, all designed to help with the sale/rental of your property.

**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.



**Please be advised** - There is a historic outline planning application on the land running parallel to the West side of the property. The application was submitted in 2010 and granted in 2011 and is for the erection of 7 dwellings including 3 affordable homes. Please use the following application number on the Shropshire planning portal to investigate further. 10/02000/OUT There is also a restrictive covenant on the bungalow title deeds that states that only one dwelling may sit on their plot, meaning another property cannot be built on the garden/land to the rear of this property.



**MARKET DRAYTON SALES**  
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**Call: 01630 653641**

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