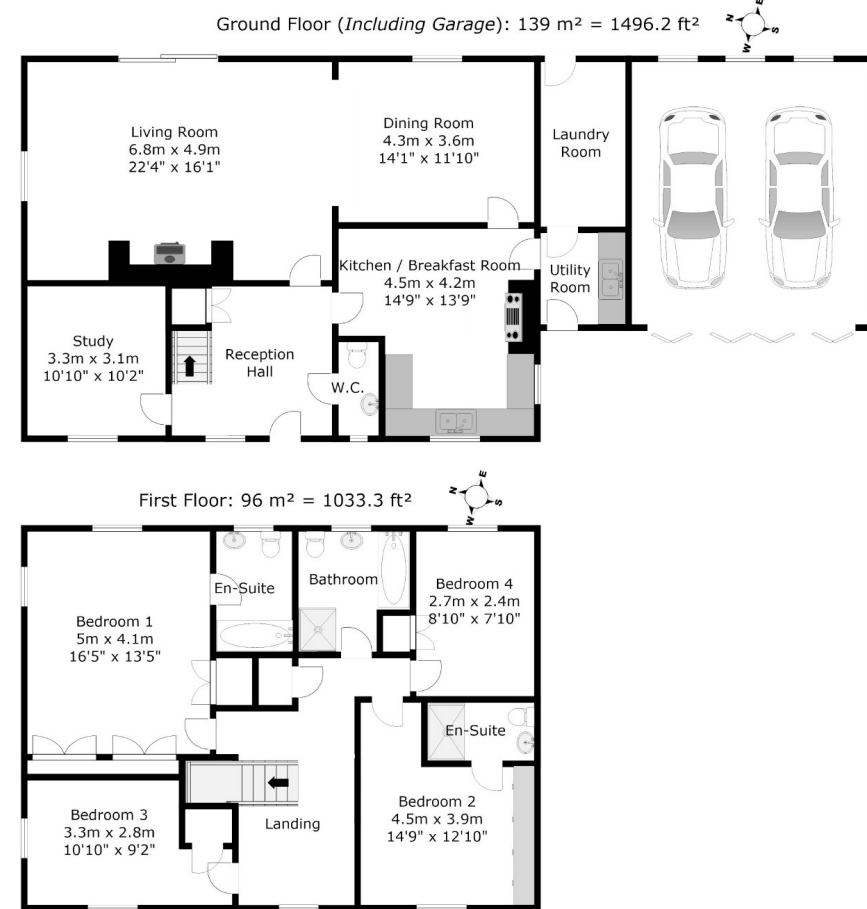




FOR SALE

Offers in the region of £465,000

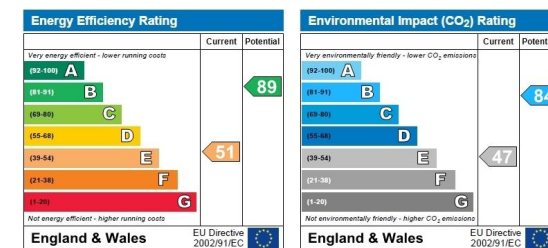


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch office:
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E. whitchurch@hallsgb.com



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Whitchurch 8.6 Miles, Market Drayton 7.1 miles, Shawbury 7.5 miles, Telford 16.2 miles, Shrewsbury 17.4 miles. All distances are approximate.



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Detached Family Home
- Four Bedrooms
- Two En-Suites
- Lovely Gardens & Grounds
- Quiet Rural Location
- No Upper Chain

DESCRIPTION

Situated in a quiet rural backwater, this fine period four bedroom detached country home offers spacious accommodation and sits within large private grounds. This impressive family home offers entrance hall, cloakroom, three reception rooms, a Canadian Maple kitchen, utility and boiler rooms, a landing, en-suites to the Master and guest bedroom, two further bedrooms and a family bathroom. Outside there is a double width garage and workshop. The property has windows that are double glazed and heating is by oil fired boiler to radiators.

LOCATION

The property is well situated, being positioned just outside the village of Marchamley in open countryside, with wonderful views to the front, rear and sides over farmland beyond. The neighbouring village of Hodnet is only about 1.5 miles, which provides a primary school, medical centre and shop, together with the popular Hodnet Hall gardens. Further afield a comprehensive range of amenities can be found at Market Drayton. Shrewsbury or Whitchurch.

Commuters are well placed with access to a number of commercial centres, including Telford, Wolverhampton, Chester/Crewe and The Midlands Motorway Network.

ENTRANCE HALL

Period style entrance door with single glazed insert, double glazed window to the front, turning timber stairs to the first floor with small cupboard below, radiator, inset wall beams, timber latch doors,

CLOAKROOM

With WC, contemporary white sink basin having a mixer tap and cupboard below, radiator, ceramic tiled floor, double glazed window to the front.

LOUNGE

6.91m x 4.88m max (22'8" x 16'0" max)
Double glazed patio doors to the rear garden, double glazed window to the side, large inglenook fireplace with fitted wood burning stove on a quarry tiled hearth, timber mantel and spot lighting, Double radiator, TV point, square archway to the dining room.

DINING ROOM

4.32m x 3.63m (14'2" x 11'11")
Double glazed window to the rear, double radiator, latch door to the;

KITCHEN/BREAKFAST ROOM

4.45m x 4.24m max 3.30m min (14'7" x 13'11" max 10'10" min)
Fitted with a Canadian Maple wood kitchen comprising a stainless steel sink with mixer tap, inset into granite work surfaces and having a range of base, drawer and wall units, tiled splash backs, 'Westahl' range cooker with a five ring ceramic induction hob and two ovens below, ceramic tiled floor, double radiator, double glazed window to the front and side, door to the utility.

UTILITY

2.06m x 1.88m (6'9" x 6'2")
Ceramic 'Butler' style sink, work surfaces, base and wall cupboards, plumbing for a washing machine, quarry tiled floor, external door to the front, door to the;

BOILER ROOM

3.68m x 1.88m (12'1" x 6'2")
Floor mounted oil fired central heating boiler, water pressure system, electrical consumer units, quarry tiled floor, stable type door to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the front having lovely views, inset timbers to one wall, double width linen cupboard, radiator, access to the roof space.

BEDROOM ONE

4.98m x 4.06m (16'4" x 13'4")
Double glazed windows to the rear and side having lovely views, three built-in double cupboards, double radiator, TV point, door to the;

EN-SUITE BATHROOM

2.67m x 1.65m (8'9" x 5'5")
Fitted with a white suite comprising a 'P' shaped panelled bath, with plumbed in mains shower and curved splash screen, pedestal wash basin, low level WC, chrome towel rail radiator, fully tiled walls, granite quartz floor tiling, extractor fan, double glazed window.

BEDROOM TWO

3.89m x 4.45m max 3.15m min (12'9" x 14'7" max 10'4" min)
Double glazed window to the front having lovely views, built-in double and single cupboards, double radiator, door to the;

EN-SUITE SHOWER ROOM

2.39m x 1.17m (7'10" x 3'10")
Full width glass cubicle with a plumbed in mains shower, pedestal wash basin, low level WC, chrome towel rail radiator, fully tiled walls, ceramic tiled floor, extractor fan, double glazed window to the side.

BEDROOM THREE

3.68m x 2.67m (12'1" x 8'9")
Double glazed window to the rear having views, built-in wardrobe, radiator.

BEDROOM FOUR

3.30m x 2.79m excluding recess. (10'10" x 9'2" excluding recess.)
Double glazed window to the front and side having lovely views, built-in wardrobe in door recess, radiator.

BATHROOM

2.64m x 2.59m (8'8" x 8'6")
Fitted with a white suite comprising a panelled bath with mixer tap and shower attachment, separate curved enclosure with a plumbed in mains shower, pedestal wash basin, low level WC, fully tiled walls, ceramic tiled floor, chrome towel rail radiator, fitted spot lighting, extractor fan, double glazed window to the rear .

OUTSIDE FRONT

The garden is approached via a timber gate opening onto a driveway, which has space for several cars and leads to the;

GARAGE/WORKSHOP

5.31m wide x 5.89m deep (17'5" wide x 19'4" deep)
Having sliding timber doors, windows to the rear, under eaves storage space, power and light connected.

GARDENS AND GROUNDS

The property is surrounded by lovely gardens and grounds which are mainly laid to lawns with seating areas to the rear and side of the property, there is a further vegetable garden area which is adjacent to the orchard which has a wide variety of fruit bearing trees. The property has natural hedge and fence boundaries and offers an incredible degree of privacy.

DIRECTIONS

Leave Whitchurch on the A41 towards Wolverhampton and continue for approximately 4 miles. After exiting Higher Heath turn right onto the B5065 signposted Wem and Hodnet and continue for approximately five miles, upon reaching signposts for the village of Marchamley and the 30 MPH signs, follow the road round to the left and as the road starts to bear right there is a cottage on the corner and a lane to the left with a small triangle of land to the front of it, turn left down this lane, and follow it for around a quarter of a mile and take the first left turn into Rookery Lane and the property will be the first cottage on the left hand side.

COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Band F = £2,282 P/A.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system. Heating is by oil fired radiator central heating.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase, however purchasers must make their own enquiries via their solicitor.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at www.rightmove.co.uk and Onthemarket.com
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