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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers in the region of £595,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Occupying a lovely semi rural location approximately 200 yards down a country lane this immaculately presented extremely spacious and well-proportioned five bedroom detached country home, having delightful grounds, extending to approximately two thirds of an acre or thereabouts with extensive views to the front over local farmland, countryside and towards the Breidden Hills and Rodney's Pillar. The property has the added benefit of a substantial detached double garage benefitting from its own separate access which has the potential and is suitable for conversion (subject to the necessary planning consents) to either self contained annexe for dependant relative, an office for someone wishing to work from home or an opportunity of creating an additional income as a holiday let etc. The accommodation boast the following: four reception rooms, attractive kitchen, upvc double glazed conservatory, master bedroom with ensuite shower room, guest bedroom with ensuite washroom, modern family bathroom, oil fired central heating, large gardens / grounds, an extensive driveway which provides parking for a large number of vehicles and a detached double garage. The village of Ford has a good variety of local amenities which include public house, fuel station with convenience store, local school and take-away outlets. Easy access is gained to the Medieval town centre of Shrewsbury and local by-pass which then links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent for the property and its situation to be fully appreciated.

Accommodation

Entrance porch, reception hallway, under stairs cloakroom, sitting room, dining room, spacious lounge, breakfast room with utility area, attractive kitchen, upvc double glazed conservatory, first floor landing, master bedroom with ensuite shower room, bedroom two with ensuite wash room, three further bedrooms, modern family bathroom, substantial driveway with turning area which provides parking for an extensive range of vehicles, detached double garage, attractive grounds (plot size of approximately two thirds of an acre or thereabouts), upvc double glazing, oil fired central heating. Viewing is highly recommended.

Wood effect upvc double glazed entrance door gives access to:

Entrance Porch

Having a range of wood-effect upvc double glazed windows, tiled floor.

Part glazed wooden door then gives access to:

Reception Hallway

Having wood-effect laminate flooring, telephone point, coving to ceiling, wall-mounted digital heating control panel. Door from reception hallway gives access to:

Under Stairs Cloakroom

Having low flush wc, wall-mounted wash hand basin with tiled splash surround, radiator, wooden flooring.

Wooden framed glazed door from reception hallway gives access to:

Bay Fronted Sitting Room

13'8 x 11'0 (4.17m x 3.35m)

Having walk-in upvc double glazed bay window with additional upvc double glazed window to side, radiator, wood effect flooring, multi-fuel burning stove, picture rail.

Wooden framed glazed door from reception hallway gives access to:

Dining Room

16'0 x 11'10 (4.88m x 3.61m)

Having four upvc double glazed windows (two of which have a pleasing rural aspect), upvc double glazed French doors, radiator, wood effect flooring, coving to ceiling. Wooden framed glazed door from dining room gives access to:

Bay Fronted Lounge

27'9 x 15'10 (8.46m x 4.83m)

Having walk-in bay with tilt and slide upvc double glazed patio door with upvc double glazed windows to side, additional upvc double glazed window and upvc double glazed sliding patio doors (both sets of sliding doors give





access to the front of the property and have a pleasing rural aspect). Two radiators, feature Dovre 360cb multi-fuel burner with raised slate hearth, tv aerial point, range of wall light points.

Wooden framed glazed door from reception hallway gives access to:

Breakfast Room with Utility Area

16'0 x 8'4 (4.88m x 2.54m)

Having quarry tiled floor, radiator, shelved store cupboard, three upvc double glazed windows, solid oak base units with built in drawers above and fitted worktop with space below for washing machine, tumble dryer and housing automatic water softener. Arch from breakfast room gives access to:

Attractive Kitchen

15'7 x 10'7 (4.75m x 3.23m)

Comprises a range of solid oak eye level and base units with built-in cupboards and drawers, quarry tiled floor, upvc double glazed window, Velux roof window, fitted granite worktops with inset sink and quarter sink unit with matching mixer tap over, tiled splash surrounds, wine rack, built-in refrigerator, built-in freezer, built-in Bosch double oven, Neff five ring LPG gas hob, integrated dishwasher, recessed spotlights to ceiling, radiator, wall-mounted alarm control panel, upvc double glazed door, giving access to side of property. Upvc double glazed French doors then give access to:

UPVC Double Glazed Conservatory

13'0 x 10'9 (3.96m x 3.28m)

Having brick base and range of upvc double glazed windows with fitted blinds, polycarbonate roof, fitted ceiling fan with built-in light, ceramic tiled floor, radiator, Dimplex wall-mounted convector heater, upvc double glazed French doors, giving access to rear of property.

From reception hallway stairs rise to:

First Floor Landing

Having upvc double glazed window, coving to ceiling, loft access, wall-mounted alarm control panel. From first floor landing doors give access to all bedrooms and family bathroom.

Bedroom One

17'9 max reducing to 10'8 minimum x 15'10 (5.41m max reducing to 3.25m minimum x 4.83m)

This large master bedroom has dual aspect upvc double glazed windows which enjoy superb countryside views including Rodney's Pillar and the Breidden Hills in the distance. Secondary loft access, radiator. From master bedroom door gives access to:

Modern Ensuite Shower Room

Having double width tiled shower cubicle with drench shower over and further hand held shower attachment off taps, wc with hidden cistern, wash hand basin set to vanity unit with fitted store cupboards below, half tiled to walls, tiled floor, heated chrome-style towel rail, upvc double glazed window to side, recessed spotlights and extractor fan to ceiling.

Bedroom Two

12'7 max into recess reducing to 8'8 x 11'0 (3.84m max into recess reducing to 2.64m x 3.35m)

Having two upvc double glazed windows, radiator, built-in wardrobe with hanging rail and storage cupboard above. Folding louvre doors give access to:

Ensuite Wash Room

Having low flush wc, pedestal wash hand basin with mixer tap over, tiled splash surround, upvc double glazed window, wall mounted extractor fan, radiator.

Bedroom Three

16'0 x 9'11 max (4.88m x 3.02m max)

Having upvc double glazed window with pleasing aspect towards local farmland, countryside and beyond, linen store cupboard, radiator, fitted shelving.

Bedroom Four

10'11 x 10'9 (3.33m x 3.28m)

Having two upvc double glazed windows (one over looking rear gardens and one to side with a pleasing rural aspect), radiator.

Bedroom Five (currently used as study)

8'2 x 8'1 (2.49m x 2.46m)

Having upvc double glazed window with pleasing aspect towards local farmland, countryside and beyond, built-in store cupboard, radiator, broadband connection point (the vendors inform us that this is a superfast broadband).

Family Bathroom

Having a three piece white suite which comprises tiled panel bath with drench shower over and hand held shower attachment off, pedestal wash hand basin with chrome-style mixer tap over, low flush wc, airing cupboard with hot water tank cylinder unit, heated chrome-style towel rail, ceramic tiled floor, part tiled to walls, upvc double glazed window to rear, coving to ceiling.

Outside

To the front of the property there is a grass verge, stone walling and hedging. There are two separate tarmacadam entrances to the property, one leading to the double garage and the other leading to the main house and more parking. Both entrances have matching wooden double five bar gates. There is a security light and well-stocked gardens.

Large Brick Built Detached Double Garage

21'11 x 19'9 (6.68m x 6.02m)

Comprising: a tiled roof having electrically operated up and over door, fitted power and light and upvc double glazed window to rear. Oil fired central heating boiler also providing domestic hot water. Good levels of storage which include laminate work surfaces with eye level and base store cupboards and inset sink drainer unit with cold water supply (the garage is alarmed).

Behind the garage there is a paved patio area which then houses the large capacity oil fuelled storage tank. Access via steps and a paved slope lead to the rear of the property where there is an extremely large paved patio / sun terraces with further outside security light, raised beds and pretty Cotswold stoned area. Good size lawns and rear gardens with a variety of well-stocked herbaceous beds and screen hedging. Access by a footpath and ranch-style timber fencing leads to a higher level garden area of excellent proportions. A section of this is currently being used as a vegetable plot with soft fruit area, aluminium framed greenhouse and a variety of trees.

The property and its grounds sit in approximately two thirds of an acre or thereabouts.

Services

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

