



The Acorns, Rodington, Shrewsbury, Shropshire, SY4 4QX

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Offers In The Region Of £1,500,000

Viewing: strictly by appointment through the agent

Sitting in grounds of just over 1 acre on the edge of sought after village location, this is an exceptionally stunning, modern four bedroom detached bespoke property which boasts stylish and beautifully presented living accommodation, which has been finished to an extremely high standard. The main house provides a wealth of space with a modern finish, as does the detached self contained one bedroom annexe, with integral double garage along with an adjacent brick paved parking forecourt which provides ample parking for a number of vehicles. Rodington is a pleasing village location, ideally situated for commuting to Shrewsbury and Telford with junction 7 of the M54 motorway network being a short distance away. The village has a public house, village hall, church and vast variety of local walks of which include Haughmond Hill etc. Viewing truly comes highly recommended by the sole selling agent for its wonderful secluded location can be fully appreciated, along with its landscaped grounds and superior accommodation can be fully appreciated.

Full description

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Accommodation

Reception hallway with custom built oak and glazed staircase, cloakroom, lounge with feature floor to ceiling glazed elevation with bi-folding doors, dining area, snug/study, family room, impressive modern family kitchen/breakfast room with bi-folding doors and range of built-in appliances, utility room, master bedroom with walk-out balcony and stylish en-suite shower room, bedroom with large dressing room and modern en-suite shower room, two further bedrooms, luxury family bathroom, detached self contained annexe which comprises: modern open plan kitchen/diner, first floor L shaped living room, double bedroom with Juliet style balcony, Jack and Jill shower room, outstanding landscaped grounds which extends to approximately over 1 acre, long stoned sweeping driveway, brick paved parking forecourt providing ample parking for a number of vehicles with electric car charging point, double garage, gas fired central heating, double glazing. Viewing is essential.

Brick and oak framed storm porch with composite double glazed entrance door with double glazed windows to side give access to:

Reception hallway

Having gloss ceramic tiled flooring, recessed spotlights to ceiling, glazed rain sensor closing roof window.

Door to:

Cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over with storage drawers below, extractor fan and recessed spotlights to ceiling, gloss ceramic tiled flooring.

Door from reception hallway gives access to:

Snug/Study

15'8" x 11'0"
Having double glazed window overlooking driveway of property, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Family room

17'3" x 14'8"
Having double glazed window overlooking the property's driveway, recessed spotlights to ceiling.

Double doors from reception hallway gives access to:

Dining area

18'3" x 12'11"
Having recessed spotlights to ceiling, double glazed window.

Access is then given to:

Lounge

19'1" x 16'10"
Having a large exposed brick inglenook with contemporary wood burning stove, upvc double glazed window, oak wooden flooring, recessed spotlights to ceiling, double glazed bi-folding doors with large double glazed windows above.

From reception hallway double doors give access to:

Impressive family kitchen/breakfast room

21'11" x 20'6"
This impressive room comprises: range of bespoke, modern eye level and base units with built-in cupboards and drawers, integrated tilt and slide Neff oven with Neff combination microwave oven above, integrated fridge and freezer, dishwasher with matching fascias, integrated wine cooler, five ring neff induction hob with pop up Neff extractor fan, fitted worktops with inset 1 ½ sink drainer unit with mixer tap over, double glazed window overlooking the property's driveway, feature exposed bricked walls, two sets of double glazed bi-fold doors with fitted blinds, recessed spotlights to ceiling.

Door from family kitchen/breakfast room gives access to:

Utility room

13'1" x 6'6" max
Having contemporary modern gloss fronted eye level and base units, cupboard housing pressurised water system, wall mounted gas fired central heating boiler, ceramic tiled gloss flooring, recessed spotlights and extractor fan to ceiling, composite door giving access to property's driveway.

From reception hallway a custom made oak and glazed stair case leads to:

First floor landing

Having recessed spotlights to ceiling, radiator.

Doors then give access to: All bedrooms and luxury family bathroom.

Bedroom

20'0" max x 18'1" max
Having feature exposed timbers to ceiling and exposed brick wall, five double glazed windows, double glazed bi-folding doors which gives access to:

CONTEMPORARY WALK-OUT BALCONY

Taken full advantage of the outlook over the property's gardens and towards local farmland, countryside and beyond.

Door to:

Jack and Jill en-suite

Which comprises; walk-in drench shower/steam room/sauna, low flush WC with hidden cistern, wash hand basin with mixer tap and storage drawers below, engineered oak wooden flooring, roof window, recessed spotlights and extractor fan to ceiling, contemporary radiator.

Bedroom

18'4" x 17'3"
Having a range of double glazed windows taking full advantage of the property's grounds and pleasing rural aspect, radiator, LED recessed spotlights to ceiling.

Adjacent to bedroom two is a:

Dressing room

12'5" x 11'3"
Having double glazed window, radiator.

Door to:

En-suite shower room

Having large walk-in shower cubicle with drench shower over, WC with hidden cistern, wash hand basin with mixer tap over and storage drawers below, wall hung radiator, ceramic tiled door, double glazed window, recessed spotlights, extractor fan to ceiling.

Bedroom

15'1" x 10'4"
Having double glazed window, radiator, recessed LED spotlights to ceiling, loft access.

Bedroom

15'4" x 9'0"
Currently being used as a dressing room having: double glazed window, recessed spotlights to ceiling, loft access, radiator, interconnecting door to:

Jack and Jill en-suite shower room

Luxury family bathroom

Have a four piece suite comprising: double ended bath with fountain effect mixer tap over, wash hand basin with storage drawers below and mixer tap over, walk-in glazed shower cubicle with drench shower over, low flush WC with hidden cistern, wall hung contemporary radiator, tiled floor, LED recessed spotlights and extractor fan to ceiling, double glazed window.

Detached self contained two storey annexe

Composite double glazed entrance door gives access to:

Entrance vestibule

Access is then given to:

Kitchen/diner

20'10" x 12'10"
The kitchen comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit with mixer tap over, integrated fridge/freezer, washing machine, oven, four ring gas hob with stainless steel cooker canopy over, vinyl effect flooring, double glazed windows to front and rear, two radiators, recessed LED spotlights to ceiling.

Staircase then rises to:

L shaped living room

20'9" max x 16'5" max
Having three double glazed windows, two radiators, LED recessed spotlights to ceiling.

From lounge door gives access to:

Bedroom

19'0" x 10'8"
Having double glazed French doors giving access to Juliet style balcony, radiator, double glazed window, LED recessed spotlight to ceiling.

Door from bedroom and living room gives access to:

Jack and Jill en-suite shower room.

Having walk-in tiled shower cubicle with drench shower over, WC with hidden cistern, wash hand basin with mixer tap over, storage cupboard below, contemporary radiator, tiled floor, double glazed window, recessed spotlights and extractor fan to ceiling.

Below the annexe is the property's:


Double garage

21'2" x 18'5"
Having two electrically operated garage doors, wall mounted gas fired central heating boiler, fitted power and light.

Outside

Externally the residence has two gated entrances. The main one being approached via a long sweeping stoned driveway which leads to a generous brick paved parking area which provides ample parking for a number of vehicles. Access from here is gained to the annexe and double garage. There are various large paved patio areas/sun terraces with low rise brick walling and outside lighting points. There are then generous lawned gardens with barked beds each with garden ponds, a vast majority of mature trees. Outside electricity charging point and a security alarm system covering the grounds. The property sits in landscaped grounds/gardens approaching approximately just over 1 acre.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

