



Holters

Local Agent, National Exposure

7 Hopton Close, Ludlow, SY8 2PU

Offers in the region of £395,000



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JUST LOOK AT THIS KITCHEN/DINER! A beautifully presented, spacious, detached family home offering 4 bedrooms, 4 reception rooms, 2 bathrooms, ample parking, a landscaped rear garden and distant views!

Key Features

- Detached House
- 4 Bedrooms & 2 Bathrooms
- 4 Reception Rooms
- Spacious & Beautifully Presented
- Impressive, Open-Plan Kitchen/Diner
- Ample Off Road Parking
- Landscaped Rear Garden
- Distant Countryside Views from First Floor
- Perfect Family Home
- Popular End of Cul-De-Sac Location

The Property

Introducing No.7 Hopton Close which is a spacious, well maintained, detached house situated towards the head of a popular and peaceful residential cul-de-sac, just north of historic Ludlow town centre.

Originally built circa mid-1980s and extended since, 7 Hopton Close has been lovingly called "home" by the present owners for the past 28 years. Beautifully presented throughout, the property features an impressive open-plan kitchen/diner and utility area, which were recently installed in 2024. In total, there are 4 bedrooms, 4 reception rooms and 2 modern bathrooms, as well as the useful utility, a downstairs W.C and ample storage/cupboard space. Outside, the house has a landscaped, low maintenance rear garden with additional storage sheds, a driveway providing off road parking for a

number of vehicles and distant countryside views from the first floor.

Inside, the accommodation spans across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, a study/home office, W.C, living room with a feature fireplace/wood-burning stove, the fully equipped open-plan kitchen/diner, which is perfect for 21 century living, the useful utility area and a rear conservatory. Doors from both the kitchen and conservatory provide access out to the garden. Upstairs, a landing area gives way to the bathroom and all 4 bedrooms, which includes 3 doubles and a single-sized room, which is fitted with wall-length wardrobes. The far-reaching countryside views beyond neighbouring rooftops can be enjoyed from the front 2 bedrooms, while all 4 bedrooms benefit wardrobe/cupboard space. In addition, the property has UPVC double glazed windows and external doors, as well as a gas fired combi boiler.

Outside, there is a largely brick paved and tarmaced frontage allowing off road parking for at least 4 vehicles. A side gate to the left of the house opens and leads around to the landscaped rear garden which is mainly paved, gravelled and decked for ease of maintenance and has well-defined

fenced boundaries, flowered borders and 2 sizeable wooden storage sheds. The paved area directly at the back of the house and the raised decking to the rear of the garden both pose as splendid spots to relax within the warmer months of the year and follow the sun throughout the day.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Medieval Christmas Fayre there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are



easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D.

Nearest Towns/Cities

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

What3Words

dictation.smoker.combos

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At

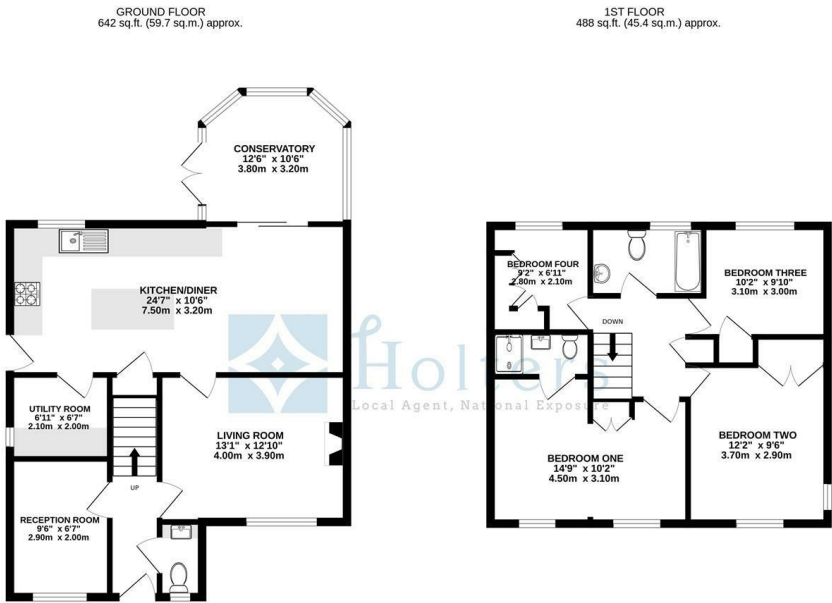
the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

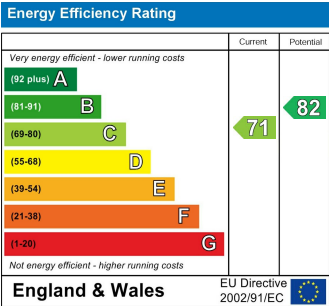
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holders 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 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holders for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1131 sq.ft. (105.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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