



Helping *you* move



## Woodhouse, Hatton Road, Hinstock, TF9 2TY

Woodhouse is a picture-perfect Four Bedroom Detached House set on a large Garden plot with stunning Countryside Views out to the Wrekin and Long Mynd - with the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of  
**£835,000**

## Overview

- Beautifully Presented Detached Four Bedroom House
- Far Reaching Countryside Views
- No Upward Chain
- Dining Kitchen, Utility/Boot Room, W.C., Home Office
- Dining Room, Snug, Conservatory, Lounge
- Principal Bedroom with En Suite & Walk-In Wardrobe, Bathroom
- Detached Double Garage, Driveway Parking, Extensive Lawned Gardens
- Council Tax Band – F
- EPC Rating - E



## Brief Description

The beautifully presented accommodation starts with the Dining Kitchen which has an excellent range of Shaker-style units with AGA stove, Belfast sink and integrated appliances, a large Utility/Boot Room and the ground floor WC. The Snug and Living Room both have log burners and double French doors opening to the Conservatory, plus the formal Dining Room and the Study. To the first floor is the Principal Bedroom with a walk-in wardrobe and En Suite with corner power shower. Bedroom Two is a very spacious double room, with Bedrooms 3 & 4 being smaller double rooms and the Family Bathroom.

Externally, the property has extensive lawned gardens, with mature trees and shrubs, garden shed and stone-built log store – and a patio perfectly placed to take in the stunning views out to the Wrekin.

The double oak-framed Garage and long gravelled Driveway give you ample Parking for 4-5 vehicles - all set behind a smart set of electric gates.

## Location

The property is situated just outside the popular village of Hinstock which is almost equidistant between the Shropshire market towns of Market Drayton and Newport. The village offers an historic Church, Primary School and Nursery, Village Hall, Village Store with Post Office as well as a Pub and local sports facilities.

Market Drayton and Newport both offer a more comprehensive range of amenities, Schools, Shops, Doctors & Dentists.



Your **Local** Property Experts

01630 653641



### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that Oil Central Heating, Septic Tank Drainage, mains Water and Electricity available. 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.

**LOCAL AUTHORITY:** Shropshire Council

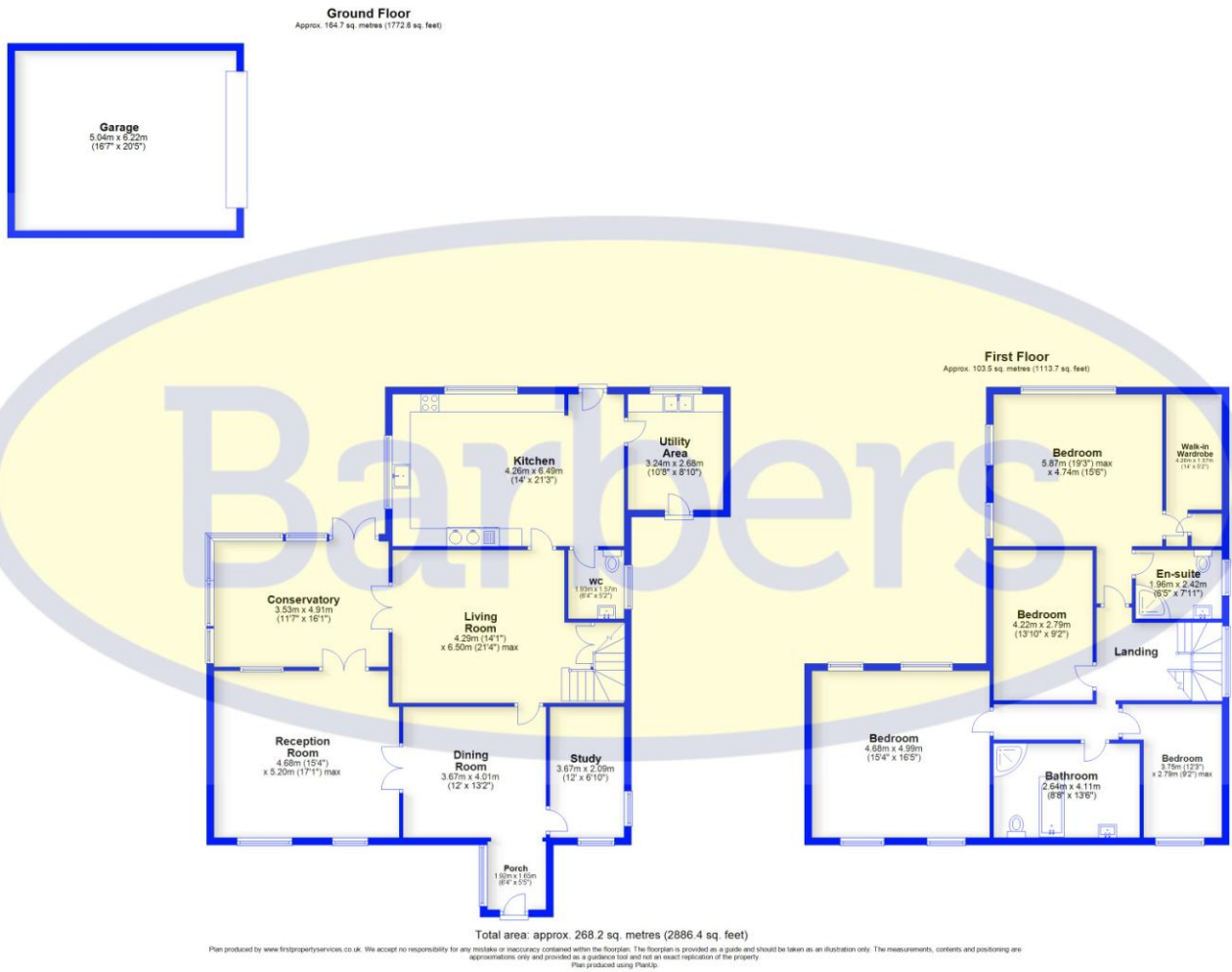
**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor.



**DIRECTIONS:** From Market Drayton take the A529 towards Hinstock. After 3.5 miles turn right on Mill Green and at the junction with the A41 turn left. After 0.5 miles turn right on Hatton Road and the property is approximately 0.4 miles on your left and can be identified by our For Sale sign.

**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.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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