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Features

- Beautifully Extended and Modernised Detached Cottage with No Upward Chain and Extensive Gardens
- Lounge, Living Room, Open Plan Dining Kitchen with Sunroom, Utility
- Three En Suite Bedrooms, two further Double Bedrooms and Bathroom
- Double Garage with Living Space and En Suite above

PROPERTY DESCRIPTION

Cotton Cottage has been lovingly updated and extended to a high standard throughout and is set on a 0.63-acre plot with wonderful countryside views. Being offered with No Upward Chain, this lovely property could soon be your new home!

An oak frame canopy sits over the front

door that opens into the Hallway which sets the tone for the quality and space you'll find throughout this stylish property. The Hall has a smart, tiled floor with a custom-made oak staircase to the first floor, and a door to the smart Guest WC. Off the Hall is the Lounge - a lovely light space with dual aspect windows and an electric log burner stove set in an

inglenook fireplace with oak mantel above.

Returning to the Hall and a further door opens to the Inner Hall off which is the Living Room which also has an inglenook with electric log burner, and the large Utility Boot Room with bespoke units with sink, plumbing for your washing



machine and a corner cupboard housing the hot water tank and heating controls.

The undoubted heart of this lovely home is the Open Plan Kitchen/Dining and oak framed Sun Room. The Kitchen has an excellent range of bespoke units with a coordinating central island with breakfast bar. There's space for a tall American-style fridge freezer, a walk-in pantry, and integrated oven with warming drawer, integrated microwave, induction hob and dishwasher. The Dining Area has French doors out to the front of the property and the Sunroom has wonderful views over the gardens and countryside beyond, and French doors out to the garden.

Moving to the first floor and the Bedrooms are set around the central landing. The Principal Bedroom has a triple built-in wardrobe to the dressing area and an En Suite with walk-in shower, and a bespoke vanity unit housing the hand was basin, and WC.





There are two further En Suite Bedrooms, two additional Double Bedrooms and a super smart Bathroom with a free-standing bath tub, wash hand basin on a bespoke unit and WC.

Heading outside and the cottage sits on an impressive, lawned Garden plot with far reaching countryside views. The mature trees include willow, oak, elder and maple plus apple and cherry trees. There's a brick store in the garden and a Double Garage with Cloakroom, and accommodation above that includes Living/Office Space and a Shower Room with double shower.

Cotton Cottage really does need to be viewed to appreciate its location, garden space and the quality of the cottage itself - so please call the team at our Market Drayton office to arrange your viewing.



To View call us on 01630 653641

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Annexe Shower Room and Living Space



LOCATION: The property is just to the edge of the hamlet of Stoke on Tern, with Market Drayton being the nearest town busy market town that holds a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and the Shropshire Union Canal.

DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury going straight over the roundabout at Tern Hill. After approximately four miles take the left turn signed Stoke On Tern. Cotton Cottage IS approximately 0.5 miles on the left.

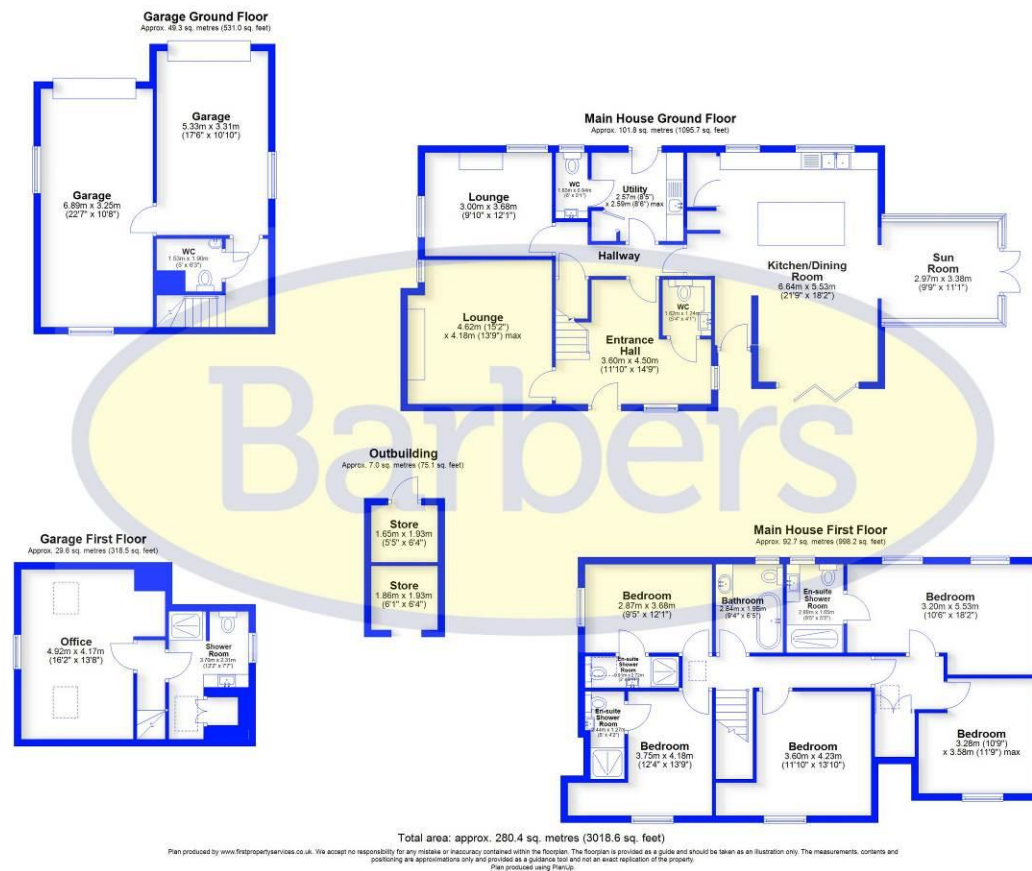
SERVICES: We are advised that mains water and electricity are available, with oil-fired central heating and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>

LOCAL AUTHORITY: Shropshire Council **ENERGY RATING:** C **COUNCIL TAX**

BAND: E **TENURE:** Freehold **METHOD OF SALE:** Private Treaty

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This Floor Plan is Not to Scale – please use as a Guideline to Layout Only

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 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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