



Helping *you* move



28 Haw Green Lane, Peplow, TF9 3LA

A traditional, Four Bedroom Semi-Detached Cottage on a beautifully Landscaped and Kitchen Garden Plot of approximately 0.44 acres, with Lounge and Dining Room, Breakfast Kitchen and Double Garage plus Off-Road Parking.

Offers In Region Of
£375,000

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Overview

- Pretty Four Bedroom Semi-Detached Cottage on a Gorgeous Garden Plot of Approx. 0.44 Acres
- Sunroom, Breakfast Kitchen, Dining Room, Conservatory
- Lounge with Multi-Fuel Stove
- Four Bedrooms, Shower Room and Bathroom
- Double Garage plus Off-Road Parking for several cars
- Large Greenhouse, Poly Tunnel, Kitchen Garden with Raised Beds
- Council Tax Band - D, Energy Rating - E



Brief Description

The cottage accommodation to the ground floor includes the modern Sunroom with French doors, the Dining Room, a cosy Lounge with a multi-fuel Stratford stove, Breakfast Kitchen has a good range of Shaker-style units with integrated oven, microwave, hob with extractor fan over, fridge and space for your dishwasher and patio doors to the Conservatory which is perfect place for catching the morning sun. To the first floor are the four Bedrooms, a Shower Room with corner shower, and a Bathroom with corner bath. – with the rooms to the front benefiting from the far-reaching views out to the Wrekin.

There's plenty of Off-road Parking as well as the Double Garage. To the side and rear of the cottage is a beautifully landscaped garden with formal beds brimming with herbaceous and perennial plants. Across the lane is most wonderful Kitchen Garden with those far-reaching views to the Wrekin. There's a large greenhouse and poly tunnel that's perfect for pumpkins, squash and beans, raised fruit and vegetable beds, a chicken run, children's play area and a small orchard with apple, pear, plum and cherry trees.

Location

Located to the edge of the rural hamlet of Peplow, which is part of the civil parish of Hodnet. The larger village of Hodnet which is approximately 3 miles away benefits from a Primary School, Village Store, Church, Pub/Restaurant and Doctor's Surgery.

The nearby towns of Market Drayton, Whitchurch, Newport and Wem offer a wide variety of amenities such as Schools, Shops, Supermarkets and Health and Leisure facilities.



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

SERVICES: We are advised that mains electricity and water are available, with septic tank drainage and a Stratford multi-fuel stove in the Lounge powers the Eco Boiler that provides the central heating and hot water, plus an immersion heater.

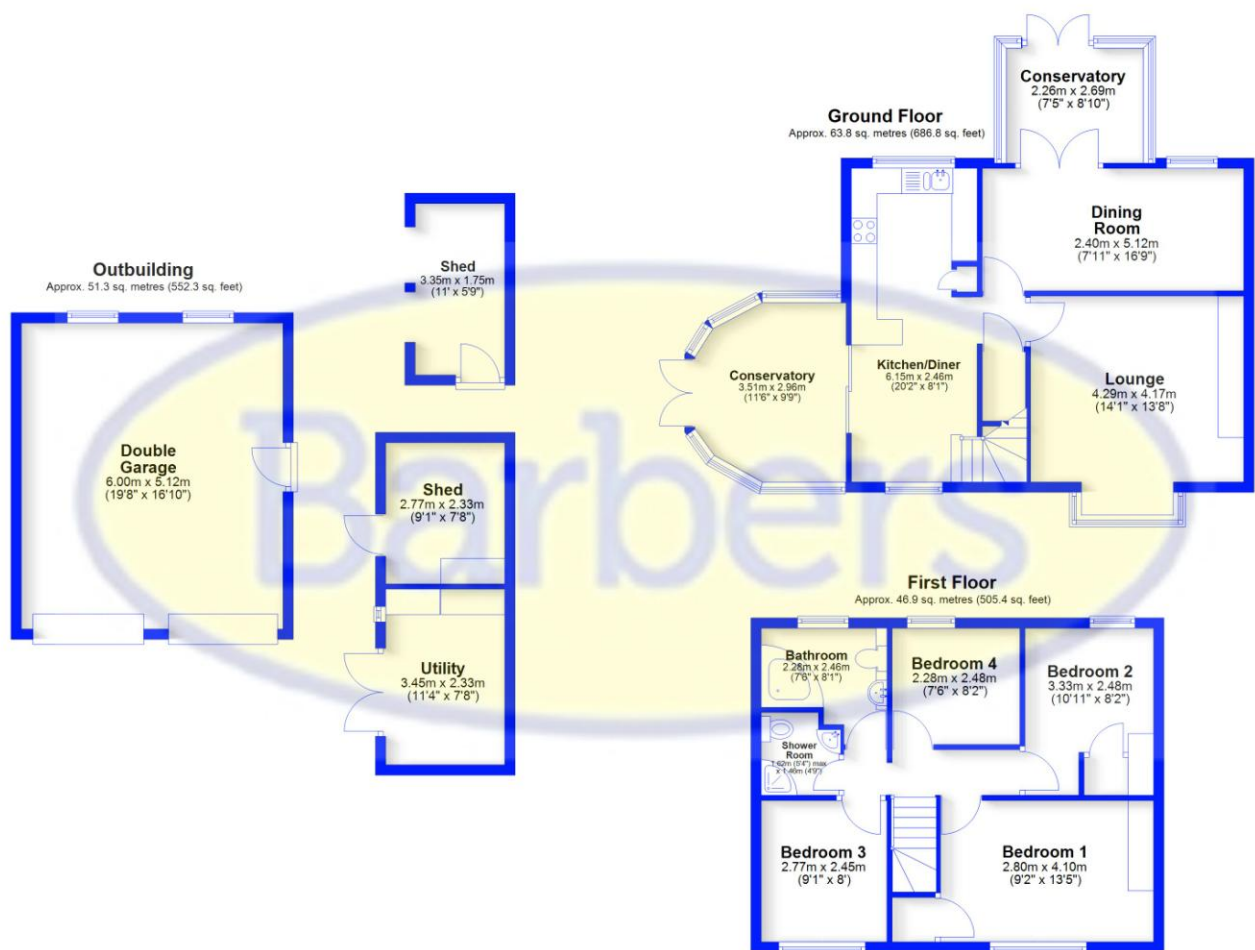
Barbers have not tested any apparatus, equipment, fittings etc or services to this property. For broadband and mobile supply and coverage please visit the Ofcom checker website: <https://checker.ofcom.org.uk>



DIRECTIONS: From Market Drayton take the A41 towards Shrewsbury. Go straight over the Tern Hill roundabout and then bear left on the A442 towards Telford. Approximately 500 meters after Rytex Kennels turn right on Haw Green Lane and the property is the last one on the right before you get to the farm driveway.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Total area: approx. 162.1 sq. metres (1744.5 sq. feet)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
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Email: marketdrayton@barbers-online.co.uk



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.