



Chestnut Cottage, Sandford, SY13 2AW

Helping *you* move





- Substantial Detached House
- Five Bedrooms, Four Bathrooms
- Large Driveway and Carport
- Generous Rear Garden

- Excellent Road Links
- Great Size Accommodation
- Viewing Recommended
- EPC E, Council Tax Band D, Freehold



Set within a generous plot of approximately 0.3 acres, this substantial five-bedroom, four-bathroom detached family home offers impressive space, versatility, and convenience. Perfectly positioned for easy access to major road links and just a short drive from the historic market town of Whitchurch, it's an ideal choice for families seeking both comfort and connectivity. Approached through timber gates, the property is fronted by a large gravel driveway providing parking for several vehicles, along with a timber carport for additional shelter. To the rear, the beautifully maintained garden offers excellent outdoor space, featuring a wide paved patio for entertaining, a charming summer house, and a sweeping lawn surrounded by mature trees and shrubs.

Inside, a welcoming entrance porch opens into a spacious reception hall complete with a log burner, setting a warm and inviting tone. The ground floor offers a variety of flexible living areas, including a snug, a lounge with exposed beams, and a bay-fronted sitting room currently arranged as a games room. The lounge and sitting room are connected by a central log burner, adding a cosy focal point to both spaces.



The family room flows into a bright conservatory overlooking the garden, while the kitchen/breakfast room opens out through French doors to the patio, creating a seamless link between indoor and outdoor living. Additional practical features include a utility room, a ground-floor shower room, and a large cellar with power, lighting, and a radiator.

Upstairs, five well-proportioned double bedrooms provide plenty of room for family and guests alike. The principal bedroom benefits from a walk-in wardrobe and en suite shower room, while the remaining bedrooms are served by a stylish family bathroom with spa bath and a separate shower room.

Spacious and conveniently located, this impressive family home combines traditional character with modern comfort and is within easy reach of Whitchurch and surrounding transport links.



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LOCATION

The property is situated in Sandford and is approached off the A41 providing great commuter links. It is situated approximately 5 miles from the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. Market Drayton is situated approximately 7 miles away and also offers facilities for daily requirements. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 26 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private 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/>

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.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, continue on for approximately 3.5 miles, proceed past Sandford Industrial Park and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

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.

AGENTS NOTE

The owners of the property are relatives of an employee of Barbers.

AGENTS NOTE

Please be advised that there is no building regulations completion certificate for the 20 year old extension or for the replacement windows. We are advised that an indemnity policy is in place to cover this. This will be confirmed by solicitors during the pre-contract enquiries.

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RECEPTION HALL

12' 1" x 12' 1" (3.68m x 3.68m)

LOUNGE

17' 9" x 12' 9" (5.41m x 3.89m) max

SITTING ROOM

24' 8" x 17' 8" (7.52m x 5.38m) max

FAMILY ROOM

11' 1" x 9' 7" (3.38m x 2.92m)

CONSERVATORY

12' 5" x 9' 8" (3.78m x 2.95m)

SNUG

9' 9" x 7' 8" (2.97m x 2.34m)

KITCHEN/BREAKFAST ROOM

16' 0" x 12' 8" (4.88m x 3.86m)

MASTER BEDROOM

11' 7" x 11' 2" (3.53m x 3.4m)

BEDROOM TWO

11' 1" x 8' 0" (3.38m x 2.44m)

BEDROOM THREE

13' 0" x 12' 6" (3.96m x 3.81m)

BEDROOM FOUR

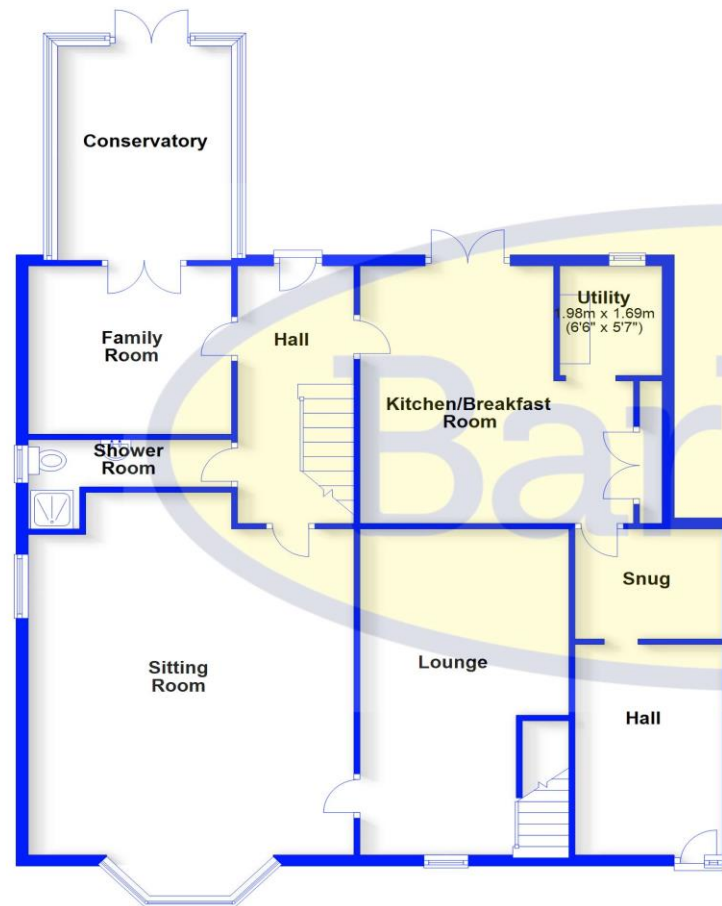
13' 4" x 10' 3" (4.06m x 3.12m)

BEDROOM FIVE

11' 7" x 8' 7" (3.53m x 2.62m)

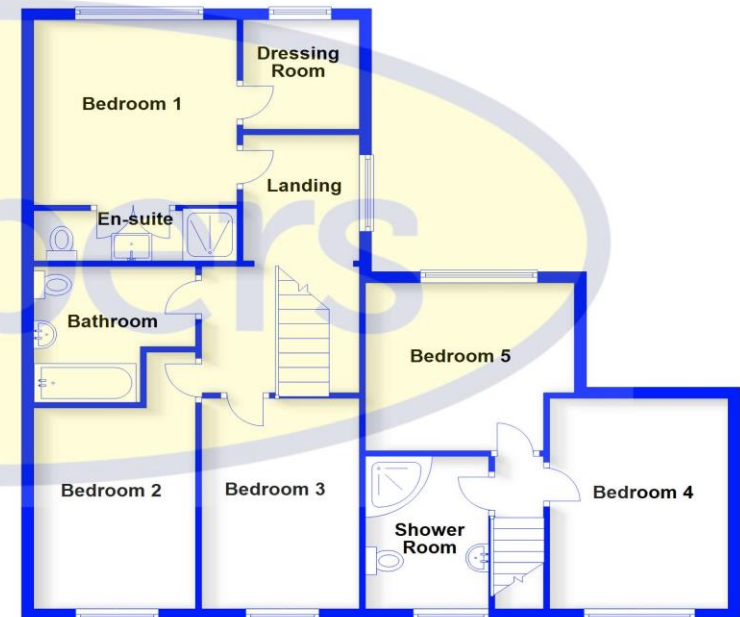
Ground Floor

Approx. 129.1 sq. metres (1389.3 sq. feet)



First Floor

Approx. 87.7 sq. metres (944.2 sq. feet)



Total area: approx. 216.8 sq. metres (2333.5 sq. feet)

Plan produced by www.firstpropertyservices.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.



WHITCHURCH

34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk

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