



FOR SALE

Offers In The Region Of £720,000

Meadow End Meadow Lane, Soudley, Cheswardine, Market Drayton, TF9 2SB

An individual and highly desirable detached country residence offering flexible accommodation, set with a range of outbuildings, attractive gardens and land, benefitting from far reaching stunning views in this quiet rural locality. Set in approx. 1.5 acres.



MILEAGES: Shrewsbury 20.9 miles, Telford 16.9 miles and Newport 7 miles. All distances are approximate.



- Flexible living accommodation
- Range of outbuildings
- Established gardens
- Large driveway parking area
- Stunning location
- IN ALL ABOUT 1.5 ACRES

DIRECTION

From Shrewsbury take the A53 north towards Hodnet and on reaching the by-pass continue a short distance and turn right for Stoke on Tern. Take this road all the way through to the junction with the A41 (Whitchurch/Newport Road). Proceed straight across and up to the next crossroads with the A529. Continue straight ahead until reaching the next junction and take the right turn following this road through to Cheswardine for about a quarter of a mile. Proceed straight through the village of Cheswardine and at the second crossroads take the right turn by the white rendered house and Meadow End will be found after a short distance on the left hand side.

SITUATION

The property is situated in a most attractive location just outside the popular village of Cheswardine, which offers a primary school, church, two pubs and village hall. The property itself has a stunning outlook onto its own land and surrounding open countryside. A good selection of amenities can be found at the market towns of Market Drayton or Newport, whilst access is readily available to a number of commercial centres including Telford, Wolverhampton, the Potteries and Shrewsbury.

DESCRIPTION

Meadow End is a highly desirable and deceptively spacious detached property which will no doubt provide wide market appeal. The accommodation is predominantly laid to the ground floor and offers three reception rooms, together with a generously proportioned 'L' shaped conservatory. Also to the ground floor is the kitchen and three bedrooms which are served by the bathroom. To the first floor, is a generous double bedroom which has an en-suite bathroom. Outside, there is a large amount of driveway parking which may well be of interest to those with a motorhome/caravan. There are a number of useful outbuildings including a brick and tile workshop, together with a two bay store. The gardens are established and attractively maintained offering lawns, patio seating areas together with numerous shrubbery beds and borders. The land is laid to pasture and is split into two smaller enclosures together with two generous paddocks. There are three field shelters which could be utilised for a number of different purposes. It should be noted that the property is located in an idyllic position and has beautiful panoramic far reaching views.

ACCOMMODATION

STORM PORCH

With panelled part glazed door into:

ENTRANCE HALL

Tiled flooring, with staircase rising to first floor, built in under stair storage cupboard, built in cloaks cupboard with glazed door to:

INNER HALLWAY

With tiled floor, access to loft space, built in linen cupboard with hot water cylinder. Archway to:

DINING ROOM

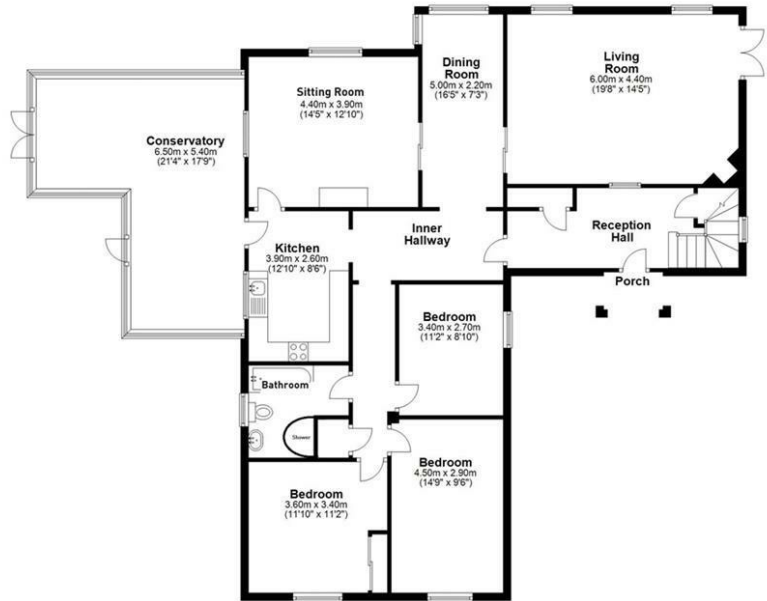
With sliding doors through to sitting room, glazed doors to living room and full length feature windows providing beautiful outlook over adjoining farmland and view panning from the Wrekin round to the South Shropshire hills.



Outbuildings
Approx. 75.3 sq. metres (810.2 sq. feet)



Ground Floor
Approx. 163.2 sq. metres (1756.4 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 278.3 sq. metres (2995.5 sq. feet)
Meadow End

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



LIVING ROOM

With brick and tiled fireplace housing living flame coal effect gas fire. Twin glazed french doors leading out to rear terraced gardens with outlook over land beyond.

KITCHEN

Providing eye and base level units comprising cupboards and drawers with work surface area over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Space and plumbing for washing machine, space for fridge freezer. Integral electric oven and grill with 4 ring BOSCH electric hob unit with filter hood over. Part glazed door to conservatory and door to:

SITTING ROOM

With ornamental fireplace and window with beautiful aspect.

L-SHAPED CONSERVATORY

With tiled floor, being of brick base construction with wrap around UPVC double glazed windows and polycarbonate roof. Twin glazed french doors to garden, additional single glazed door. Lovely aspect over surrounding farmland with hills beyond.

BEDROOM TWO

BEDROOM THREE

With built in wardrobe with sliding doors.

BEDROOM FOUR

Currently utilised as a study with fitted corner desk unit.

BATHROOM

Providing a modern white suite comprising low WC, wash hand basin set in vanity unity with storage cupboards under. Panelled bath, corner shower cubicle with wall mounted electric shower, inset tiling, part tiled walls and tiled splash. Wall mounted heated towel rail.

FIRST FLOOR LANDING

With built in linen cupboard with insulated hot water cylinder.

BEDROOM ONE

With twin built in double wardrobes, dual aspect windows with stunning far reaching views. Additional built in wardrobe.

ENSUITE BATHROOM

Providing a white suite comprising low level WC with hidden cistern. Wash hand basin set in vanity unit with storage cupboards under. Corner shower cubicle with wall mounted electric shower, inset tiling and splash screen. Part tiled walls and tiled splash. Velux window with lovely outlook. Wall mounted heated towel rail.

OUTSIDE

The property is approached through a gated entrance onto a generous gravelled driveway which provides parking for numerous vehicles and also provides an area for trailers, potential caravan and motorhome. There is a secondary gated access which leads directly to the outbuildings.

GARDENS

The gardens predominantly sit to the side and rear of the property, adjoining the conservatory is a generous flagged patio entertaining area flanked by low maintenance gravelled borders with space for potted plants and additional seating if required. Flowing lawns then extend to the side and rear flanked by abundantly stocked and established herbaceous shrubbery beds and borders. Positioned to one side of the property are a useful range of outbuildings and these comprise as follows:- BRICK AND TILE WORKSHOP with numerous power and light points, majority boarded loft storage area. Two adjoining GARDEN STORES. TWO BAY OPEN FRONTED STORE with power and light points. Two timber felt storage sheds, one with power and light point, a corrugated metal WORKSHOP which is insulated and lined with power and light points. The lawns extend to the other flank of the property providing an immaculately maintained lawn and additional raised patio seating area and well stocked floral beds and borders.

THE LAND

Immediately adjacent to the driveway, a timber gate leads onto a small paddock with cold water supply and shelter. The current owners have then created two smaller enclosures for their ponies with cold water supply. Centrally positioned are two additional field shelters which could quite easily be utilised as stabling and feed/hay store both with power and light points. The land then extends into two generous paddocks laid to pasture with a separate fenced and gated field shelter and store. It should be noted that positioned in the bottom paddock there is gated vehicular access.

GENERAL REMARKS



FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and gas are understood to be connected. Foul drainage is to septic tank. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

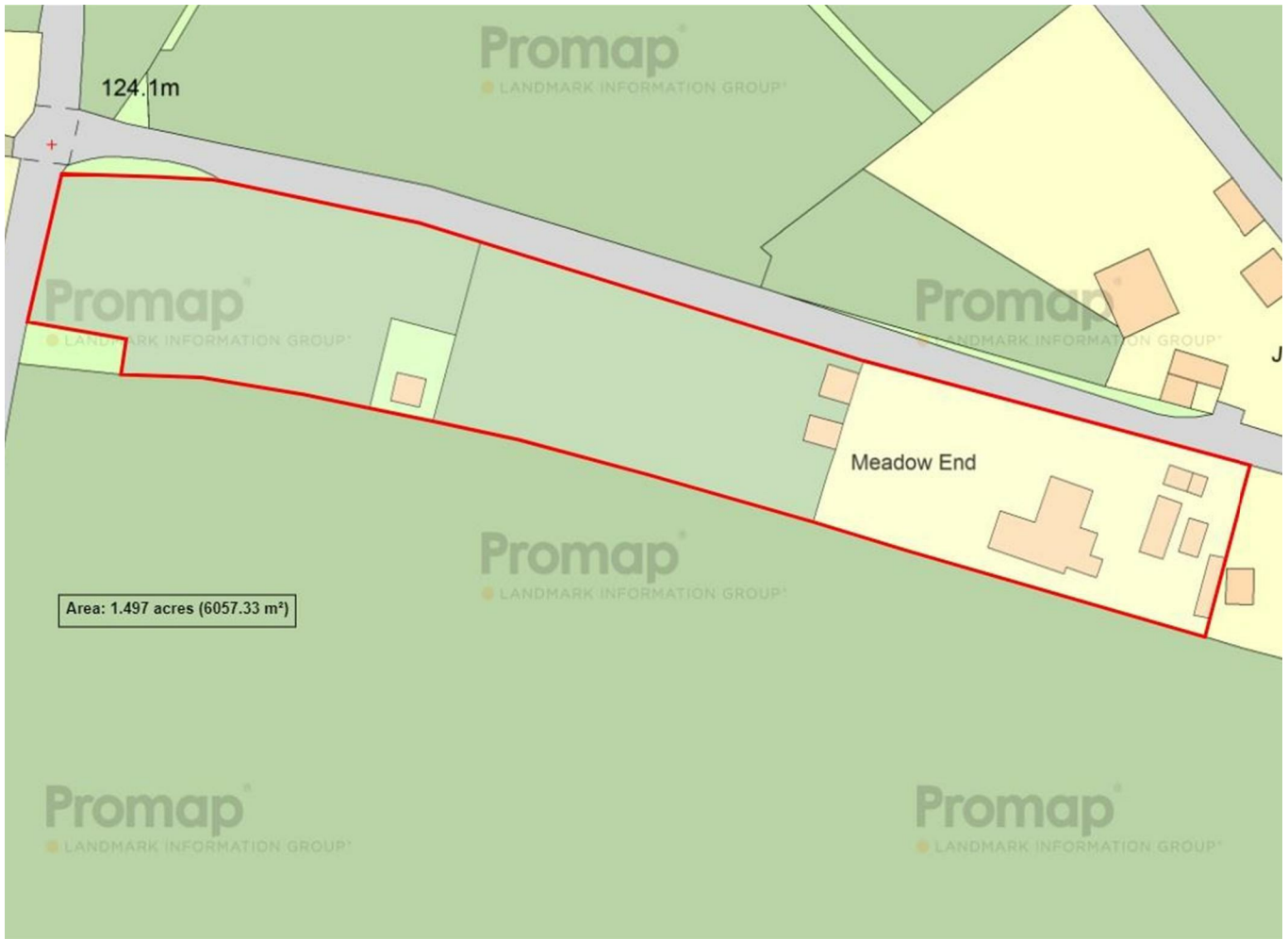
The property is currently showing as Council Tax Band F. Please confirm the council tax details via Telford Council or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

FOR SALE

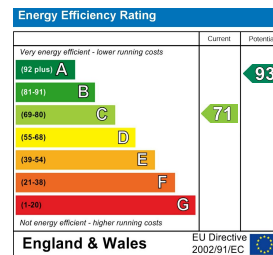
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
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