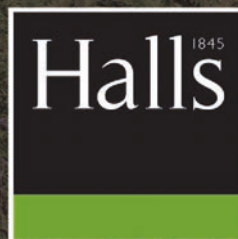




CHATSWORTH

RODINGTON | SHREWSBURY | SY4 4QX





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RODINGTON | SHREWSBURY | SY4 4QX

Shrewsbury 9.6 miles | Telford 10 miles
(all mileages are approximate)

A SUBSTANTIAL AND ATTRACTIVE FAMILY HOME WITH A HUGE
AMOUNT OF SCOPE FOR MODERNISATION AND EXTENSION, SET IN A
WONDERFUL RURAL POSITION.

Over 2,300 sq ft of living accommodation
Expansive south facing wrap around gardens
Huge scope for renovation and potential extension
Large private driveway
Rural village location



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///redeemed.guitar.newsprint

From Shrewsbury take the B5062 Newport Road, pass Shrewsbury rugby club and carry on up the hill continue on down the bank. Take the first turning right sign posted Rodington. Continue on and take the first left for Somerwood. Follow this road through Somerwood and then on reaching Rodington Heath. Proceed straight ahead and after a short distance, the property will be found on the right hand side, clearly identified by a Halls For Sale Board.

SITUATION

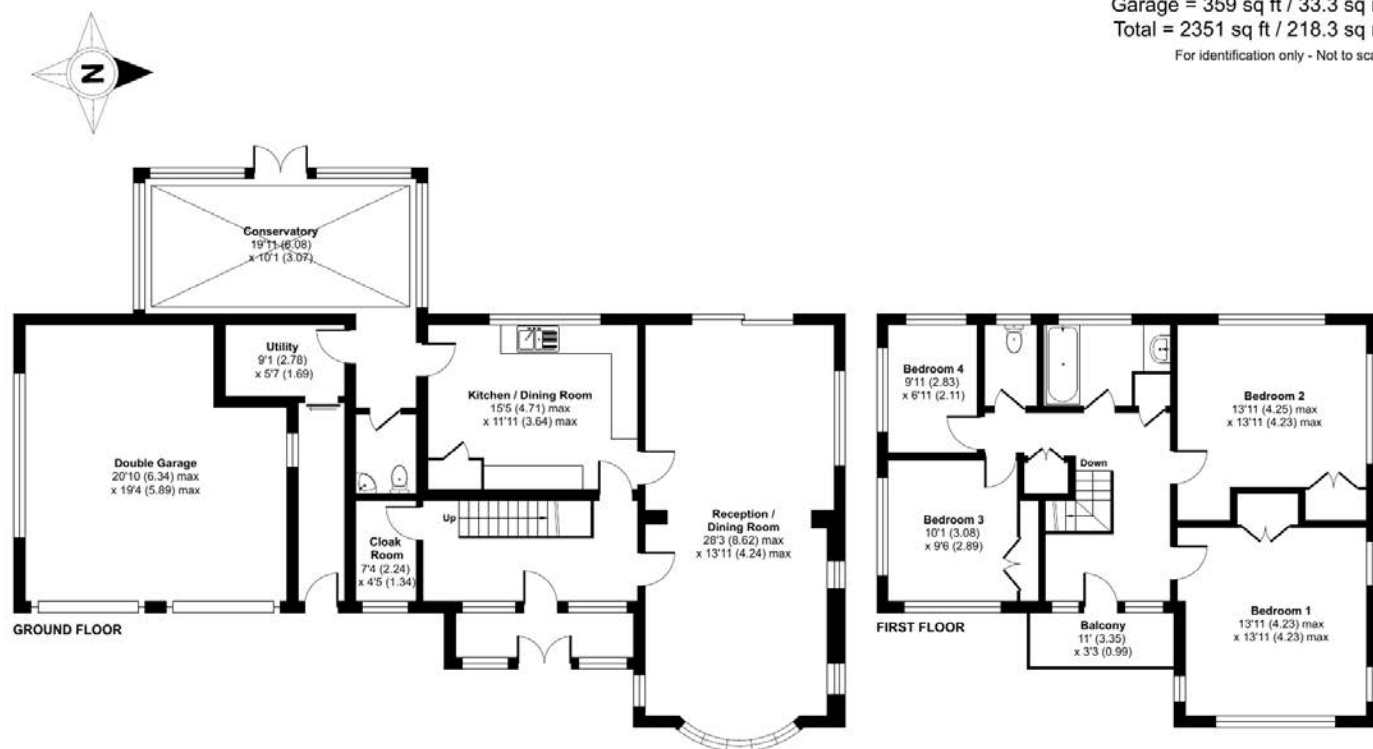
The property is located in a peaceful setting just a few miles from the stunning woodland walks at Haughmond Hill, whilst also being just a short drive from a good local primary school and some great pubs/restaurants.

The property is also conveniently placed midway between both Shrewsbury and Telford.

PROPERTY

Chatsworth is an exceptional family home with outstanding potential in a picturesque rural village setting. Positioned in a tranquil countryside location with excellent connectivity to the Midlands, this substantial and versatile family residence presents an outstanding opportunity for modernisation and bespoke extension (subject to planning), making it the perfect canvas for creating a truly exceptional home.

The ground floor offers generously proportioned living spaces, including a grand double reception room, a bright kitchen/breakfast room, and a delightful conservatory, seamlessly connecting indoor and outdoor living. An integral garage provides further flexibility, with the exciting potential for conversion into a self-contained annex.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls REF: 1347939

Upstairs, the property features four spacious bedrooms and a family bathroom, with stunning elevated views of The Wrekin enhancing the sense of peace and privacy.





OUTSIDE

The property is approached via a private in-and-out driveway with a wide frontage, the home sits within expansive wraparound gardens, beautifully landscaped and offering a serene setting for outdoor enjoyment.

Rarely does a property of this calibre, offering both charm and extraordinary potential, come to market. This is an exceptional opportunity to acquire a distinguished family home in an idyllic yet highly accessible location.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

LOCAL AUTHORITY

Telford and Wrekin Council, Southwater Square, Southwater Way, Telford, TF3 4JG

Tel: 01952 380000

COUNCIL TAX

Council Tax Band – F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



