

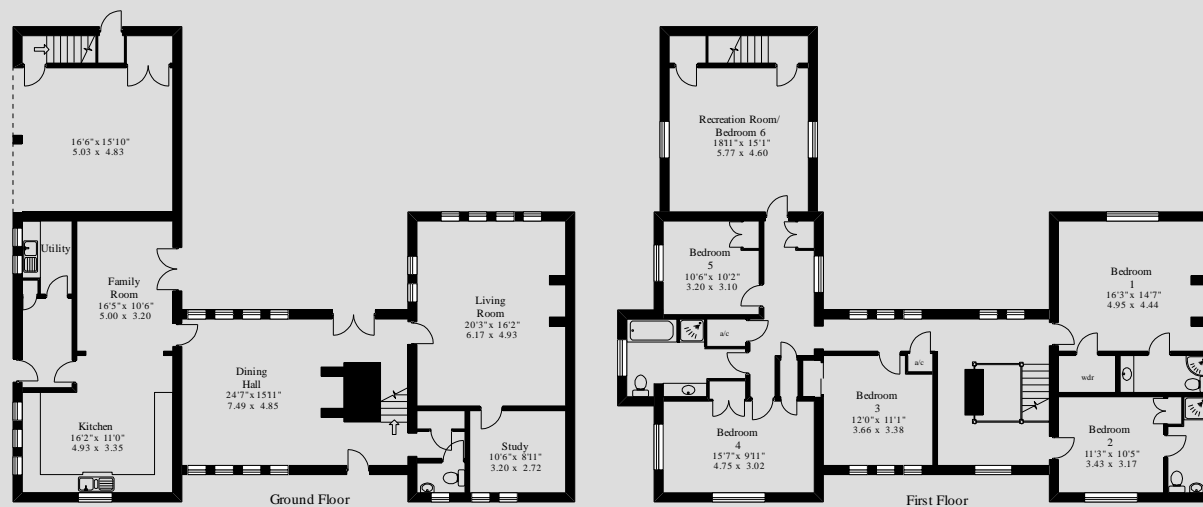


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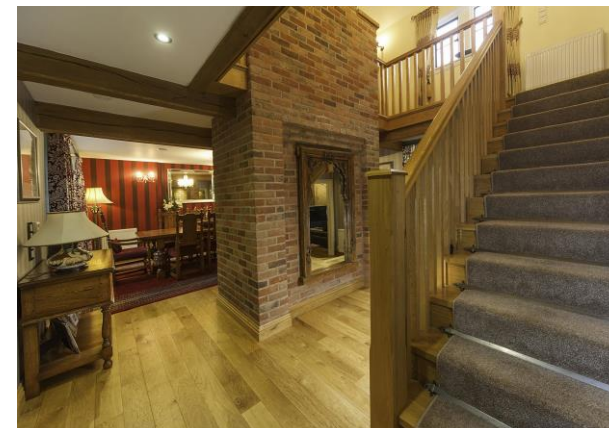
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Arleston Manor Drive, Telford

Approx Gross Floor Area = 3481.5 Sq. Feet
= 323.4 Sq. Metres



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com



Arleston Manor Drive, Telford, Shropshire, TF1 2NN

TUDOR STYLE MEETS MODERN CONTEMPORARY LIVING

Built on an award winning gated development approached from beautiful tree lined lane.

- Dining hall
- Kitchen
- Family area
- Utility room, lobby
- Living room
- Study, Cloaks/wc
- 5 bedrooms
- Recreation room/bedroom 6
- 3 bath/shower rooms
- Double garage
- Rear garden
- Energy Rating: D

- Shrewsbury approx 12.8 miles
- Birmingham approx 36 miles
- Wolverhampton approx 21.3 miles
- Stafford approx 21.6 miles

Situation

Forester House is situated at the end of a beautiful tree lined access road with Arleston Manor Drive having only five properties – one of which including the Arleston Manor which is a Grade II listed timber framed house of the late 16th century. All the properties on Arleston Manor Drive are very much individual with Forester House being one of the larger examples built to a half timber construction and very much in keeping with the original Arleston Manor.

Arleston Manor Drive is situated just a short distance from the historic Ironbridge Gorge, which is a World Heritage Site. Good transportation links are situated nearby with the nearest motorway junction being junction 6 of the M54. Train stations are situated nearby at Wellington and Telford town centre. The excellent range of facilities at Telford town centre are some three miles to the east which includes a ten screen cinema, climate controlled shopping complex which is Shropshire's largest combining 120 stores under one roof. The market town of Wellington is approx 1 mile to the north; there are also excellent local schooling facilities including Wrekin College and The Old Hall School.

The property

Forester House has the benefit of old meets new, so having the convenience and low maintenance of a recently built modern property with the charm and character of some of the best period properties. The character features include half timber construction, metal mullion style windows, vaulted ceilings and galleried landings. The modern 21st century living features include a top of the range kitchen, central vacuum system, visual and audio communications system with 'Bang & Olufsen' controls to an integrated sound system in the kitchen/family room, dining hall and out to the rear garden. There is also a 'Villavent' whole house ventilation system with fitted heat exchanger and a security system with external CCTV surveillance.

Accommodation

The main access to Forester House is via the dining hall which has a beautiful vaulted ceiling and looks up to the galleried landing. Access leads to the large open play kitchen/family room, living room and cloakroom/wc. The kitchen/family room gives access to the side lobby which gives access to the utility. The living room gives access to the study. The kitchen has space for a double oven or Aga and a range of 'Miele' appliances incorporating top of the range fitments including coffee maker with built-in heated drawer, dishwasher and microwave.

A staircase ascends from the dining hall to the first floor galleried landing which is a particular feature to the first floor and gives access to five bedrooms, recreation room/bedroom six and family bathroom. The master suite enjoys glorious views towards the rear garden and has the benefit of a beautiful vaulted ceiling with exposed beams, walk-in wardrobe and an en-suite shower room. The recreation room/bedroom six has a secret trap door with steps leading down to the integral double garage. One of the guest rooms also has the benefit of an en-suite shower room.

Outside

There is a rear garden, driveway area and double garage with two side opening doors.

How to get there – from the Ironbridge office proceed along The Wharfage; at the mini roundabout turn right towards Coalbrookdale and continue up Jiggers Bank; at the roundabout take the 2nd exit (signposted Horsehay) onto the A5223; at the next roundabout turn left and at the following roundabout (adjacent church) turn left again; at the mini roundabout proceed straight ahead and continue onto Dawley Road; proceed over the motorway bridge and turn immediate right where there are electric gate with security intercom which gives access to Arleston Manor Drive with tree lined aspect – Forester House is situated just after Arleston Manor being the 3rd house on the right hand side.

Services – we are advised all mains services are connected with mains drainage and soak away drainage for storm water. Gas fired central heating system.

Agents Note – we have been verbally advised by the vendors that they pay an annual service charge of £500 payable to Arleston Manor Drive Ltd which is used to cover the maintenance costs for the communal areas.

Council Tax – Band G (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

A property information questionnaire is available at any time upon request.

TF9098/PS

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

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Also at
Ironbridge, Albrighton, Wolverhampton (Tettenhall), Bridgnorth

