



The Gables, High Street, Cheswardine, Shropshire

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## The Gables, High Street, Cheswardine, Market Drayton, Shropshire **TF9 2RS**

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A charming 4 bedroom detached house set in 0.25 acres of pretty gardens in the heart of the village of Cheswardine.



**Guide price:** £695,000

**Tenure:** Freehold

**Local authority:** Shropshire Council

**Council tax band:** G





## Location

Set close to the Staffordshire/Shropshire border, the delightful village of Cheswardine is surrounded by idyllic countryside yet is less than 5 miles from the regional centre of Market Drayton. The village itself is mentioned in the Domesday Book and retains remnants of a 12th century moat to this day.

There is a community village store which opens 7 days per week, Red Lion pub and Fox & Hounds pub which offers food. The parish hall offers an extensive calendar of weekly events, whilst the bowling club competes in the local bowling league. The Ofsted rated 'good' Cheswardine Primary School is located just off the high street and also has nursery facilities.

The larger centre of Market Drayton is just 4.7 miles away and offers a much larger range of amenities. There are both local and national retailers, including Morrisons, ASDA, Lidl and B&M. The market town still retains its Wednesday market which has run for nearly 800 years.

The Gables is well located for the regional road network, with the A41 being just 3.5 miles away and providing efficient access to the M54, M6 and M6 toll. Stafford station is just over a half an hour drive and offers intercity trains to London Euston in as little as 1 hour and 16 minutes.

## The property

The Gables is a most enchanting, detached Victorian home dating back to 1892, set in a generous garden of approx. 0.25 acres. Located at the heart of the village of Cheswardine, The Gables enjoys a prominent and elevated position with views across the rest of the village. Having been extended and modernised during the current owners tenure, recent improvements include new hardwood double glazed windows all round and a new roof.





Entered via a wide entrance door, the entrance hall is a generous welcome, filled with natural light via the rear facing window.

The dual aspect sitting room has delightful views through the front facing walk in bay window, while there is a gas stove which provides an excellent focal point.

The dining room is found opposite which provides another bright, dual aspect space with plenty of space for entertaining. The walk-in bay window allows natural light in, with the fireplace having a gas-fired wood burner style stove inset.

A doorway leads through to the open plan section of the ground floor which comprises a snug area and kitchen breakfast room.

The snug provides a cosy seating area in front of a white enamelled gas-fired wood burner style stove, whilst a fitted peninsula separates the kitchen breakfast area.

The kitchen offers a range of wall and floor cabinetry, all set underneath a granite worksurface. There is an integrated dishwasher and space for a larder fridge. The handy utility is off the snug and provides further fitted storage as well as space for further free standing appliances.

The rear hallway leads to a porch, and continues on to provide access to the ground floor bedroom. Recently converted and offering a highly flexible space, the ground floor double bedroom is presently used as an office, and includes a contemporary en suite shower room.





## Upstairs

Stairs rise from the entrance hallway to a spacious and bright first floor landing. Off one side of the landing is a vast dual aspect bedroom which offers excellent views across the gardens through three windows.

The landing continues on to another double bedroom and then in turn to the family bathroom which includes a separate shower. There is a useful separate WC with sink, typical of Victorian properties.

Accessible both from a back staircase from the rear hall or as a Jack and Jill from the family bathroom, the fourth double bedroom occupies its own separate wing making it ideal for older children or extended family.







## Gardens and grounds

A gated and gravelled driveway provides parking for numerous vehicles as well as offering access to the extensive gardens.

Totalling approx. 0.25 acres, the gardens wrap around all sides of the house and are interspersed by mature trees and ornate shrubbery. There are various seating areas including a cobbled patio by the back door and a larger terrace which goes straight onto the garden itself. The balance of the plot is mainly laid to lawn which includes a useful modern garden store/shed.

## Services

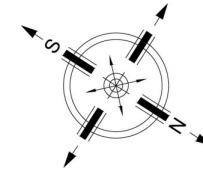
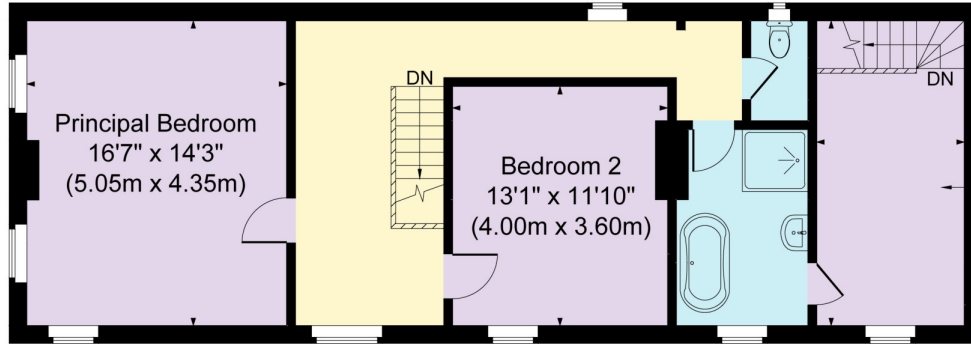
Mains gas, electricity, water and drainage. Gas fired central heating.



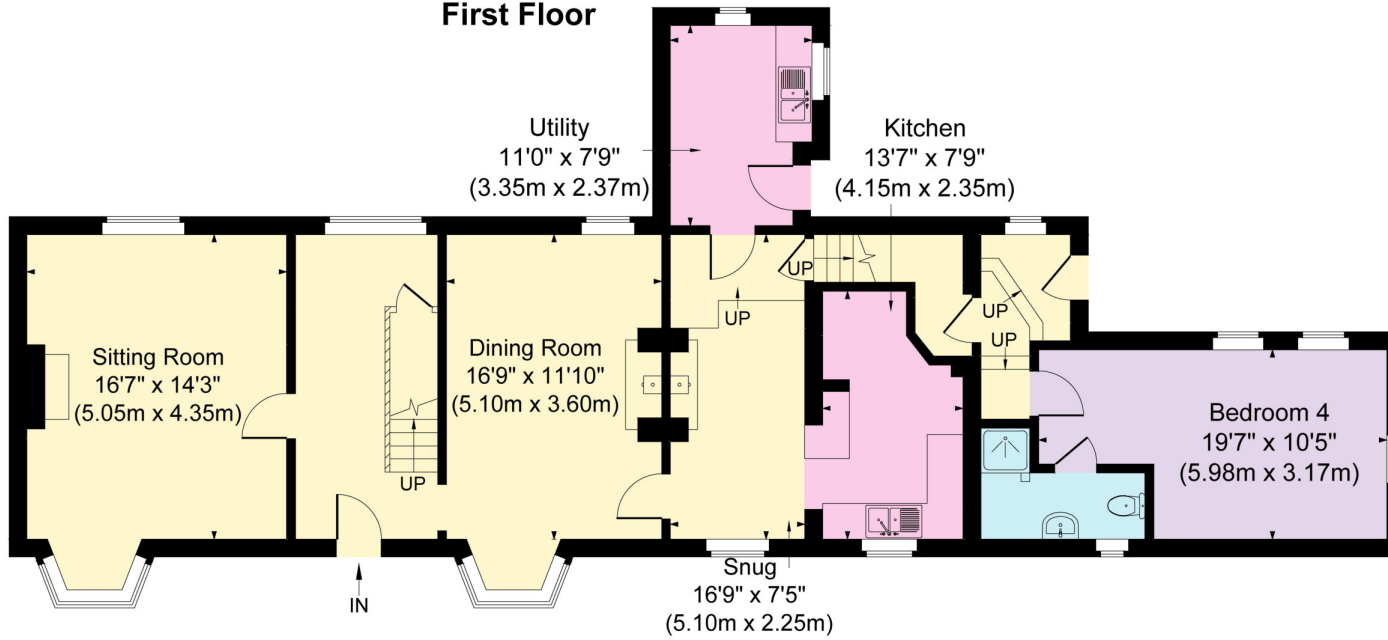


**The Gables, Cheswardine**  
**Approximate Gross Internal Area = 196 sq.m/2109 sq.ft**

Bedroom 3  
16'9" x 8'1"  
(5.10m x 2.47m)



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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