



## MEADOWCROFT, PITCHCROFT LANE

Chetwynd Aston, Newport, TF10 9AU



# A BEAUTIFULLY APPOINTED COUNTRY HOME

Set in an extensive plot of approx. 4.33 acres, Meadowcroft offers over 4,500 sq ft of highly specified living accommodation located close to Newport, Shropshire.



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EPC

C

Local Authority: Telford and Wrekin Council

Council Tax band: G

Tenure: Freehold

Offers in excess of £1,750,000



## MEADOWCROFT, CHETWYND ASTON

Approached via a country lane, Meadowcroft is a highly specified contemporary property which was built in 2006 to exacting standards. There is a range of notable installations including zone underfloor heating to the ground floor, heat recovery system which can also blow fresh air into the house and a rainwater harvesting system underneath the driveway which incorporates a 2000 gallon tank. In addition to these contemporary installations, the house benefits from traditional craftsmanship including an abundance of bespoke oak joinery, bronze architectural casement windows set within oak frames, cast iron radiators and external stone window sills. As well as the highly specified living accommodation, Meadowcroft is accompanied by a range of ancillary accommodation / buildings which include a studio / annexe with guest WC, detached potting shed, double garden store and triple garage block incorporating workshop, WC and kitchenette.









# MEADOWCROFT

Entered via an oak framed open porch, a wide door opens to the vast entrance hall which includes a bespoke oak staircase, oak beams and Minster style stone fireplace. Doors radiate from the entrance hall to provide access to all living accommodation. Double doors open to the dual aspect sitting room which has plenty of space for seating and includes a stone fireplace with AGA wood burner. Doors lead to the glazed garden room which offer delightful views across the adjoining grounds. The dining room and study are both useful spaces, whilst there are two guest WC's at each end of the entrance hall to serve different parts of the house. The triple aspect drawing room is of excellent proportions and is the ideal entertaining space, with several floor to ceiling windows, Gothic arched bay window and double doors to the garden. The contemporary kitchen is filled with light and offers a range of bespoke high gloss wall, floor and island cabinetry set beneath quartz work surfaces. There are a range of Siemens appliances, whilst double doors open to the porch which leads to the garden. An archway leads on to the spacious breakfast / family room, which enjoys views across the gardens. Off the entrance hall is a useful laundry room.







### Upstairs

The bespoke oak staircase rises to the spacious and bright first floor landing. The principal suite occupies its own wing and includes a vast bedroom area with Juliet balcony, his and hers dressing rooms and en suite bathroom with separate shower. There are a further two bedrooms which enjoy fitted wardrobes and en suites, whilst the family bathroom with separate shower serves both the fourth and fifth bedrooms. A delightful gallery which overlooks the garden room completes the first floor accommodation.

### Gardens & Grounds

The gardens and ground have been superbly curated and include a range of herbaceous shrubs, specimen trees and stream which leads to a natural pond. There are various terraces and seating areas throughout the grounds, including a sunken terrace. The remainder of the plot is set out as meadow, which could provide further opportunities as required by a purchasers. All in all, the plot totals approx. 4.33 acres.



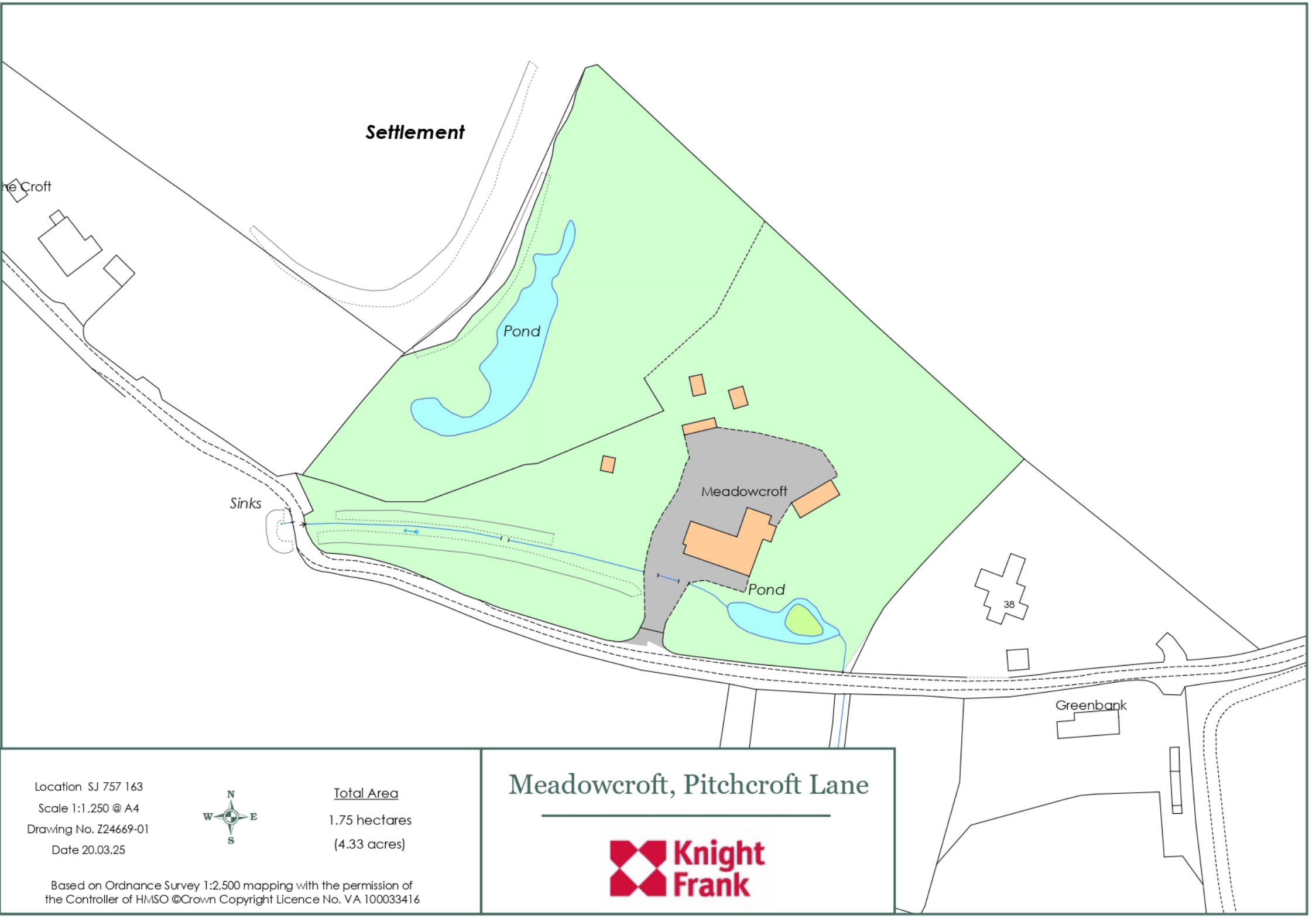


## LOCATION DESCRIPTION

Meadowcroft is located within the desirable hamlet of Chetwynd Aston, close to the market town of Newport. Whilst just a short distance from a range of amenities, Chetwynd Aston itself offers the locally renowned Fox and Wheatsheaf pubs which both serve food. The market town of Newport is just over 2 miles away and is served by supermarkets along with bespoke and independent local shops and a selection of national retailers. The area is noted for its highly regarded schools, both within the state and private sectors, including Thomas Telford, Wrekin College, Haberdashers' Adams Grammar and Newport Girls High, and a range of schools and colleges in Shrewsbury. Telford and Stafford have railway stations offering regular mainline services to Birmingham and London, with the latter offering intercity access to the capital in just one hour and twenty minutes. The M54 from Telford joins the National motorway network for onward travel and Birmingham Airport.







Location SJ 757 163  
Scale 1:1,250 @ A4  
Drawing No. Z24669-01  
Date 20.03.25

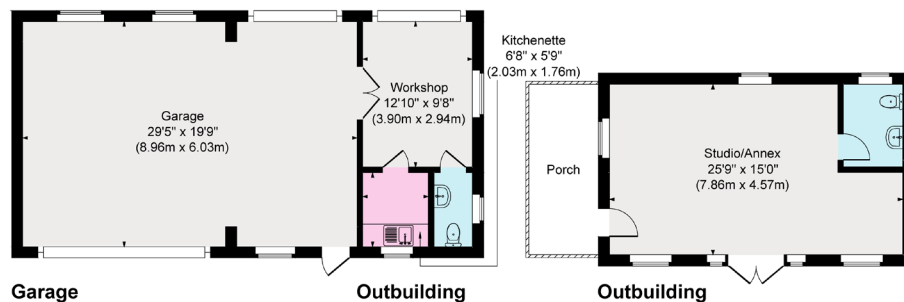


Total Area  
1.75 hectares  
(4.33 acres)

## Meadowcroft, Pitchcroft Lane



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**Meadowcroft, Pitchcroft Lane, Chetwynd Aston, Newport**

**Approximate Gross Internal Area**

**Main House = 432 sq.m/4650 sq.ft**

**Outbuilding = 97 sq.m/1046 sq.ft**

**Garage = 54 sq.m/582 sq.ft**

**Total = 583 sq.m/6278 sq.ft**



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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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