



**FOR SALE**

Offers In The Region Of £1,000,000

## High Hopes Great Chatwell, Newport, TF10 9BN

High Hopes is a modern five-bedroom property situated in a stunning location. Bungalow and equestrian facilities available by separate negotiation.





- Luxurious Internal Features
- Open-Plan Kitchen/Dining/Family Area
- Natural Light Throughout
- Tree-Lined Driveway
- Idyllic Rural Location
- Modern Technology

## DIRECTIONS

Leave the M54 at Junction 3 and take the first exit at the roundabout towards Newport on the A41. Follow the road and at the next roundabout, take the second exit and continue along the A41. Follow the road for 0.7 miles before turning right into Chatwell Lane, and follow the road going straight over the crossroads. At the fork in the road, take the left onto Bun Lane and follow the road where the property can be located on the left-hand side behind electric gates.

## SITUATION

High Hopes is situated 5 miles from the Market Town of Newport, in the semi-rural village of Great Chatwell. The property is perfect for commuters, with the A41 connecting you to nearby towns and cities in just over 30 minutes. Great Chatwell also hosts The Red Lion public house, which has recently undergone a £250,000 refurbishment and is central to village life.

## DESCRIPTION

The sale of High Hopes offers purchasers the opportunity to own a turn-key property which is presented to the highest of standards throughout.

The property provides five bedrooms (three en-suite) and a luxury Hansgrohe bathroom suite. The hub of the home is the open-plan kitchen/dining/family area, with an impressive range of bi-fold doors, seamlessly combining the interior and exterior space. There is also a separate lounge and office, along with an oversized integral garage.

Externally, there is a private driveway with a detached triple garage to the front aspect, and formal gardens with potting shed and summer house containing the hot tub.

The property is For Sale by Private Treaty. Bungalow and equestrian facilities are available by separate negotiation.

## APPROACH

High Hopes is situated at the end of a tree-lined driveway, behind private electric gates. There are a further set of electric gates as you enter the courtyard to the property providing additional security.

## ACCOMMODATION

High Hopes is a modern five-bedroom property with a triple garage. Located at the end of a tree-lined driveway in the beautiful village of Great Chatwell, and set behind private electric gates, the property has the wow-factor as soon as you pull up.

Internally, the property is finished to the highest of standards, with only the finest fixtures and fittings used throughout. Externally, there are unrivalled views across the surrounding countryside, and immaculate private gardens.

Internally the property accommodation comprises of:

## STORM PORCH

with tile floor, leading to:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanItUp.

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.



3 Reception Room/s



5 Bedroom/s



4 Bath/Shower Room/s



#### ENTRANCE HALL

with doors to the ground floor reception rooms and a bespoke oak staircase with stair lights.

#### LOUNGE

with a large Aga multi-fuel burner, dual aspects, bay window, and sliding glass doors leading into the dining area.

#### KITCHEN

with a range of integrated appliances, including Neff oven, microwave, grill, full-size fridge, full-size freezer, large electric Aga cooker, ample selection of wall and base units, dishwasher and two wine coolers.

#### DINING AREA

which is open-plan with the kitchen and offers amazing views through the bi-fold doors, and providing a well-lit space with sky lanterns including fitted blinds.

#### FAMILY AREA

which is also open-plan with the dining area, and can be open or partitioned off through the sliding glass doors in the lounge. There is a further selection of bi-fold doors and sky lanterns with fitted blinds.

#### UTILITY ROOM

with granite worktops, large storage cupboards, and a stable door leading to the side of the property.

#### OFFICE

with media points, WiFi and CCTV.

#### CLOAKROOM

with wash-hand basin and W.C.

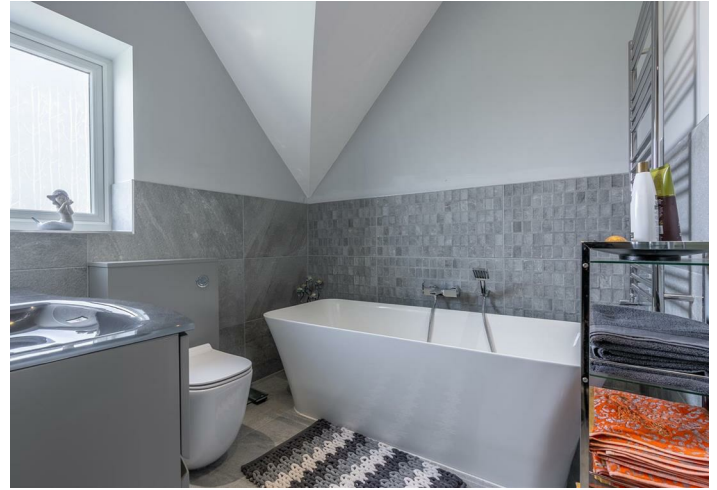
#### INTEGRAL GARAGE

with electric sockets, roller shutter doors, and providing excess space for storage over the standard single garage dimensions.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

with Hammonds fitted wardrobes and dressing area, walk-in wardrobe with shoe rails, and bi-fold doors which open onto the balcony, providing stunning views of the surrounding countryside.



#### EN-SUITE

with Axor by Hansgrohe suite, including feature bath, separate shower, wash-hand basin, W.C. and heated towel rail.

#### BEDROOM TWO

with fitted Hammonds wardrobes, dressing area, and free-standing oval bath.

#### EN-SUITE

with wash-hand basin and W.C.

#### BEDROOM THREE

with views to the front elevation and vaulted ceiling.

#### EN-SUITE

with shower, wash-hand basin and W.C.

#### BEDROOM FOUR

with stunning views over the fields beyond and open alcove for storage.

#### BEDROOM 5

with skylight and currently utilised as a dressing room.

#### BATHROOM

with free-standing bath, separate shower, wash-hand basin and W.C.

#### PRIVATE GARDENS

The property has an impressive, bordered garden, with a large patio area leading directly from the kitchen/dining/family area. There are a range of established plants and shrubs, large lawn area, and a compound for housing garden machinery. Furthermore, there are two outbuildings in immaculate condition, currently utilised as a summer house with hot tub, and a greenhouse/potting shed.

#### TRIPLE GARAGE

This detached building is in the courtyard area and provides ample space for storage and enough room for three vehicles. There are two floors with the first floor providing a large area, suitable for a range of uses.



#### **UTILITIES/HEATING**

The property is heated by a Ground Heat Source Pump, and the current owners receive RHI Payments in respect of this. There is underfloor heating on the ground floor, with radiators on the first floor.

#### **GENERAL REMARKS**

#### **TENURE**

The property is freehold and vacant possession will be given on completion.

#### **RIGHTS OF WAY, EASEMENTS AND COVENANTS**

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

#### **BOUNDARIES, ROADS AND FENCES**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

#### **LOCAL AUTHORITY**

Staffordshire County Council, 1 Staffordshire Place, Stafford, Staffordshire. ST16 2DH

#### **PLANNING**

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

#### **VIEWING**

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

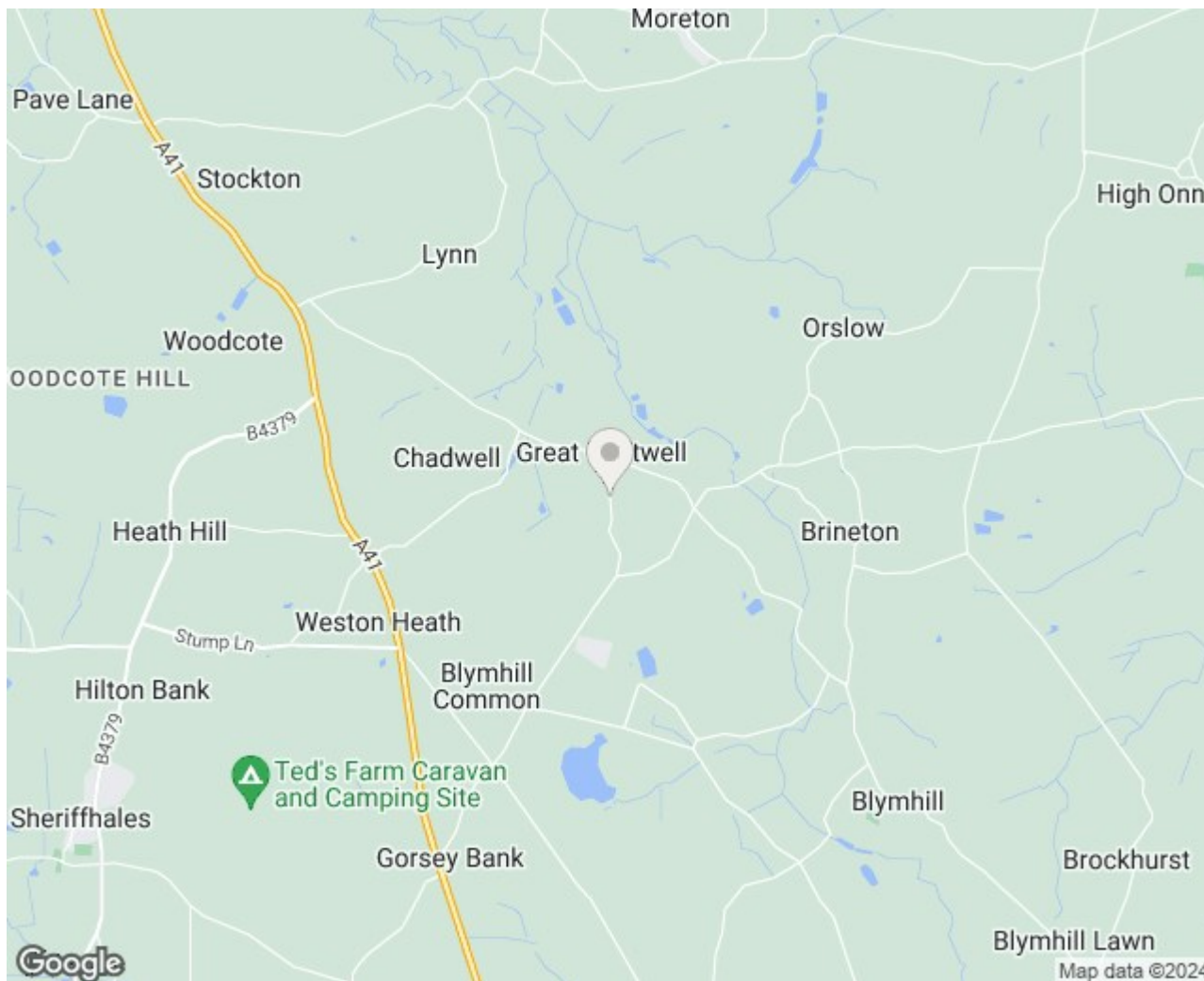
#### **METHOD OF SALE**

The property is for sale by Private Treaty

#### **SOLE AGENTS**

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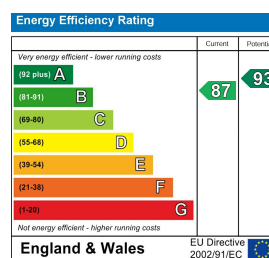
## High Hopes Great Chatwell, Newport, TF10 9BN



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



01952 971800

Telford Sales

E: telford@hallsgb.com



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