

FOR SALE

The Stables Chetwynd Park, Chetwynd, Newport, TF10 8AE



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Offers in the region of £575,000

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**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**  
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3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Four double bedrooms
- Spacious lounge and separate sitting room
- Attractive rear garden with south-westerly aspect
- Desirable semi-rural location
- Parking for up to four vehicles plus single garage
- Garden approx. 1/4 acre

With its blend of historic charm, contemporary comforts, and beautiful outdoor space, The Stables presents a rare opportunity to own a home in a prestigious location. The property offers a peaceful setting with easy access to local amenities and transport links, making it an ideal choice for those seeking a balance of country living and convenience.

**LOCATION**  
The Stables provides a perfect feel of country living whilst also being close to amenities with Newport being within close proximity of the property. Newport provides a great range of schools, supermarkets and leisure facilities. Transport links are also provided with regular buses running from the centre of Newport to Telford which is approximately 10 miles away. Telford also has a train station with trains which go to both Shrewsbury and Birmingham. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would also be accessible as there is easy access to the main road network from Newport.

**DIRECTIONS**  
From Newport High Street proceed north leaving the town and continue along Chester Road. At the junction turn left onto the A41 and then immediately right onto the country lane towards Puleston. Turn right off A41 and within 500m turn into the entrance drive at Chetwynd Park. Follow this drive into the estate, keeping left. Upon reaching the end of the cul-de-sac, turn right and the property can be found directly ahead after a short distance.

**GROUND FLOOR**

**ROOMS**

**ENTRANCE HALL**  
The welcoming entrance hall provides access to the heart of the property, oak flooring, as well as the stairs to the first floor.

**LOUNGE**  
The spacious lounge offers dual aspect windows and features a log burning stove as well as oak flooring and a decorative wooden beam running through the ceiling.

**SITTING ROOM**  
The well-sized sitting room provides French doors to the rear of the property, practical tiled flooring, as well as a classic feature fireplace with a modern log burning stove.

**KITCHEN**  
The large fitted kitchen provides ample storage and hardwood worktop space as well as beautiful and detailed walled tiling.

**DINING ROOM**  
The spacious dining room provides views to the rear elevation and a wooden beam running through the ceiling.

**W.C.**  
A white two- piece suite comprising wash-hand basin and W.C.

**FIRST FLOOR**  
**BEDROOM ONE**  
A spacious double bedroom with views to the front elevation.

**EN-SUITE**  
A white three-piece suite comprising wash-hand basin, shower and W.C.

**BEDROOM TWO**  
A large double bedroom with views to the side of the property.

**BEDROOM THREE**  
A double bedroom with views to the front elevation.

**BEDROOM FOUR**  
Another double bedroom with views to the front elevation.

**BATHROOM**  
A white three-piece suite comprising wash-hand basin, spa bath facilities and W.C.

**EXTERNAL**  
**GARAGE**  
A single garage perfect for storage and close access to the rear of the property.

**BAR**  
A wooden outside bar with three separate decked seating areas perfect for entertaining.

**OUTBUILDINGS**  
There are two sheds which are perfect for storage space and are currently being utilised as workshops with power points. There is also a metal shed used for storage and perfect for gardening equipment.

**GARDEN**  
The large garden is approximately 1/4 of an acre and provides beautiful views to the surrounding countryside.

**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX BAND**  
Council Tax Band F.

**POSSESSION AND TENURE**  
Freehold with Vacant Possession on Completion.

**VIEWINGS**  
Strictly by appointment with the selling agent.

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.