



18 CRUDGINGTON
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Telford 8.5 miles | Oswestry 32 miles | Wrexham 35 miles | Shrewsbury 13 miles | Chester 45 miles
(all mileages are approximate)

A BEAUTIFUL FAMILY HOME WITHIN A GENEROUS PLOT

Duke of Sutherland Cottage
Ample Parking
Period Features
1/4 Acre Plot
Delightful Rural Location
Total ft² - 1689.00



Telford Office

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Viewing is strictly by appointment with the selling agents

LOCATION

Chestnut Cottage is set in the peaceful rural village of Crudgington, in North Shropshire, yet is conveniently close to Shrewsbury, Telford and Newport, offering a wide range of shops, restaurants and cultural attractions like Theatre Severn.

Crudgington has a local shop and post office, and the well-regarded Crudgington Primary School, rated 'Good' by OFSTED. The area also boasts top-rated schools, including Newport Grammar Schools and several prestigious independents such as Shrewsbury School and Wrekin College.

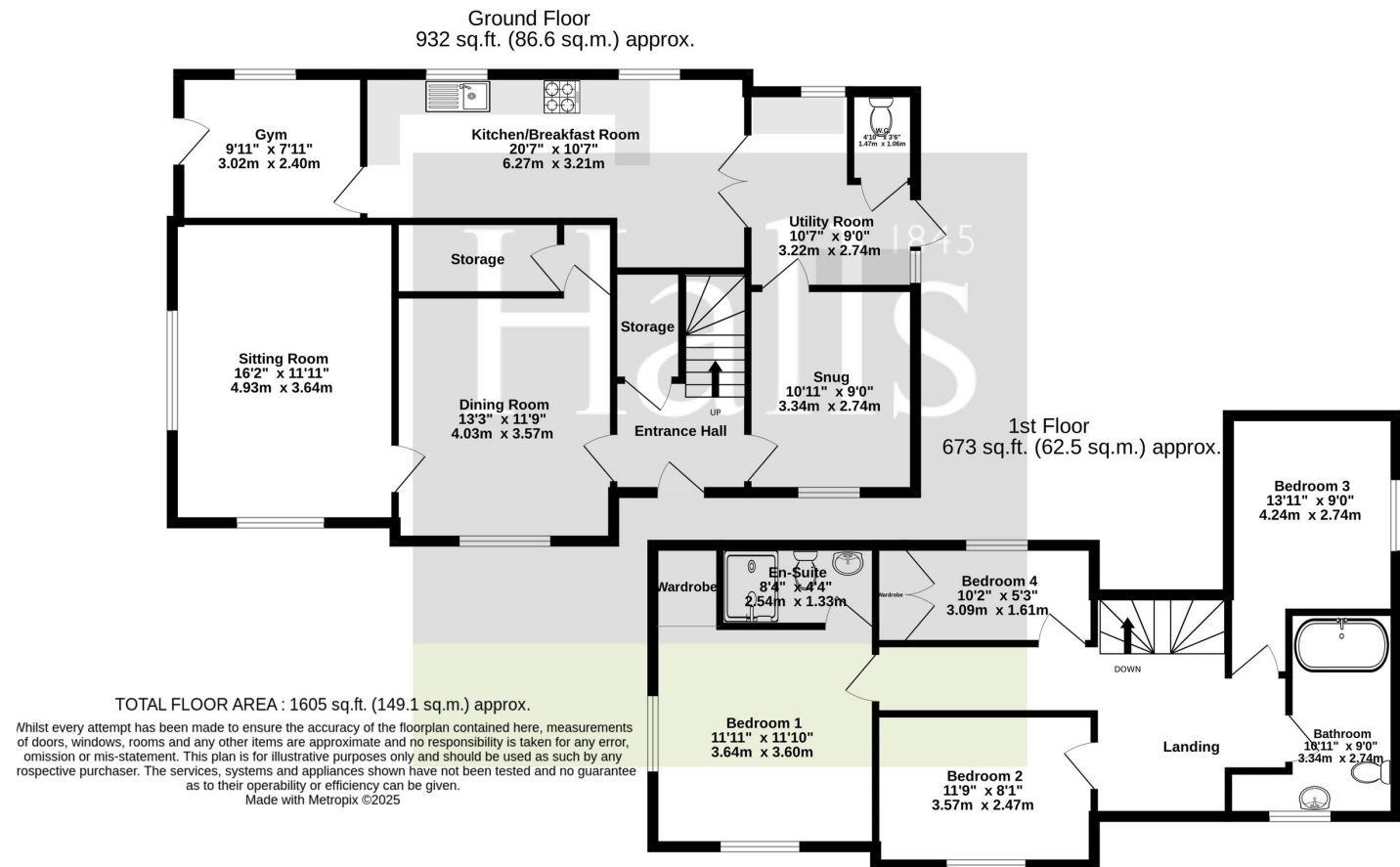
Surrounded by stunning countryside, the location is perfect for walking, cycling, fishing and horse riding, with golf at nearby Hawkstone Park. Excellent transport links include the M54, rail services from Stafford to London, and easy access to Manchester, Birmingham, and East Midlands airports.

DIRECTIONS

From Telford, follow the A5223 (Whitchurch Drive) continuing onto the A442 following signs to Whitchurch. After approximately 3.5 miles and upon entering the village of Crudgington, turn right into Crudgington Green. After approximately 130 yards, turn right and the property will be found on your left hand side.

PROPERTY

Chestnut Cottage is a charming village home that has been thoughtfully renovated and extended to suit modern family living, while still preserving its original character and appeal. Believed to date back to around 1880, the property has undergone extensive updates including full re-wiring, replacement of external timbers, and consistent roof maintenance. It also benefits from a stylishly updated kitchen, utility room, and an extension creating a spacious principal bedroom suite. The front door opens into a welcoming hallway with solid oak flooring, where a staircase leads to the first floor and a generous cloak cupboard is tucked neatly beneath. To the left, the dining room overlooks the front lawn and



includes a practical store room. This leads into the bright and inviting sitting room, featuring an electric fire and a striking floor-to-ceiling window that floods the space with natural light. Added in 2015, the contemporary kitchen is fitted with a range of units and cupboards topped with solid wood worktops. It includes an oven, electric hob with extractor fan, tiled flooring and Velux windows. Glazed doors open to the utility room, which offers additional storage, a W.C., and access to the rear patio. From the kitchen, a door

leads to the office - ideal for home working - with its own separate entrance. A cosy breakfast room with a multi fuel burner set in an inglenook fireplace completes the ground floor. Upstairs, the landing features exposed beams and vaulted ceilings. The principal bedroom includes a built-in wardrobe/store and a modern ensuite shower room. There are two further double bedrooms, a single bedroom with fitted wardrobes, and a family bathroom complete with a freestanding roll-top bath.



GARDENS

Outside, Chestnut Cottage is approached via a gravelled driveway offering generous parking for multiple vehicles. A stone pathway winds through a well-kept lawn bordered by box hedging, leading to the front door and continuing around the property for easy access to all areas.

Climbing roses and a Rembrandt vine adorn the attractive south-facing facade, adding to the cottage's picturesque charm. The garden is mainly laid to the lawn and framed by herbaceous borders, which burst with wildflowers and spring bulbs, offering year-round colour and interest.

A covered decked area with electricity provides an ideal setting for alfresco dining or entertaining guests, whatever the weather. To the rear, a raised lawn features enclosed vegetable beds - perfect for keen gardeners - and a small patio area that makes a peaceful spot to enjoy a morning coffee.

OUTBUILDINGS

The grounds include a variety of useful outbuildings, such as a workshop with mains electricity, a timber lean-to store, behind it a potting shed, and an additional garden store - ideal for tools, equipment, or hobby use.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, gas and electric. Drainage is provided to a private system. The property offers gas central heating.

LOCAL AUTHORITY

Telford and Wrekin Council.
Derby House,
Lawn Central,
Telford,
TF3 4NT

Tel: 01952 380 000.

COUNCIL TAX

Council Tax Band – G

VIEWINGS

Strictly by appointment with the selling agent.

Halls Estate Agents Telford.

Tel: 01952 971 800

Email: telford@halls.gb.com



RIGHT OF WAY & EASEMENTS

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 sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



