



SAMUEL WOOD

Ealing House Henley Road, Ludlow, Shropshire, SY8 1RA

Asking Price £675,000



With accommodation extending to 2600 square feet, this delightful 4/5 bedroom detached house enjoys a non-estate position within easy reach of Ludlow's town centre. Sitting in a plot a 1/5th of an acre to include private gardens, excellent driveway parking and integral garage. Accommodation benefitting from solar panels, 2 wood burners, gas fired heating and upvc double glazing has wonderfully proportioned rooms to include: Entrance Porch, Entrance Hall, Living Room, Dining Room, Great Room incorporating Kitchen, Breakfast Area, Sitting Area, Study/Bedroom 5, Downstairs Bathroom, First Floor Landing with 4 Double Bedrooms to include Dressing Room and En-Suite Shower Room in the principle bedroom and House Shower Room. This delightful home offers opportunity for multi-generational living and is worthy of internal inspection. EPC rating B

- Large, detached residence extending to 2600 square feet
- Plot of a 1/5th of an acre
- Non-estate location within easy reach of town centre
- 3 Principal Reception Rooms
- Great Room incorporating Kitchen/Breakfast Room and Living Area
- 4 First Floor Bedrooms with 2 Bathrooms
- Solar Panels, Wood burner, Gas Heating, Double Glazed
- Wonderful home that needs to be viewed to be fully appreciated

Henley Road is a mature residential area within easy walking distance of Ludlow's historic town centre and the facilities the town enjoys. The accommodation is fully described as follows.

#### Front door opens into

##### Reception Porch

Upper glazed door into a

##### Spacious Entrance Hall

With engineered oak floor, window to side, lovely high ceilings with coving and door into large understairs storage which holds the solar PV controls and window to side. Two useful coat cupboards with hanging rails.

##### Living Room 18'0" x 15'1" (5.50m x 4.62m)

With large window to front elevation, feature fireplace with woodburning stove, engineered oak floor, high ceilings with ceiling cornice and a large recess suitable for sideboard or similar. Double doors into

##### Dining Room 13'8" x 10'9" (4.18m x 3.30m)

With engineered oak floor, fitted cupboards and shelving, high ceilings, ceiling cornice. Further double doors then open into the

##### The Great Room, Incorporating Kitchen / Diner and 32'0" x 16'0" (9.77m x 4.90m)

Running across the rear of the property, there are double opening doors with matching side windows and 2 further windows overlooking the garden. The sitting area has a large Stovax woodburning stove, there is a tiled floor throughout with underfloor heating and ample room for table and chairs. The kitchen is nicely fitted with a matching range of units with wood styled fronts, heat resistant work surfaces, there is a central island with granite top and breakfast bar. There is planned space for a range cooker with extractor positioned above and a light. Space and plumbing for a dishwasher, room for an American style fridge/freezer. Opening then through into

##### Utility Room 13'9" x 5'8" (4.20m x 1.74m)

With tiled floor matching that of the kitchen, door and window to side, heat resistant work surface with a range of base and wall cupboards. Planned space for washing machine and dryer. Boiler cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators and a pantry cupboard with shelving.

##### Bedroom 5 / Study 10'9" x 8'9" (3.30m x 2.68m)

With engineered oak floor, 2 up and over double glazed Velux roof windows with blinds.

##### Downstairs Bathroom 9'6" x 6'2" (2.90m x 1.88m)

With window to side and a suite in white of panelled bath, wc, wash hand basin with vanity cupboard, shower cubicle with shower fitted, tiled splashbacks and tiled floor.

##### Large First Floor Landing

With these lovely high ceilings, window to side, access to roof space with drop down ladder.

##### Principle Bedroom 23'2" x 16'1" (7.07m x 4.92m)

With large window to rear elevation overlooking garden, half door into some eaves storage, opening then into a good size

##### Dressing Room

With excellent fitted wardrobes and a further window to rear elevation.

##### En-Suite Shower Room 9'11" x 9'8" (3.03m x 2.96m)

With window to side, tiled floor, large walk-in shower cubicle, suite in white of wc and 2 wash hand basins with tiled surrounds and vanity cupboards below.

##### Bedroom 2 18'3" x 12'7" (5.57m x 3.86m)

With large window to frontage, to either side of the bed position there are large fitted wardrobe cupboards with hanging rails and shelves.

##### Bedroom 3 13'8" x 12'9" (4.17m x 3.89m)

With window to side with a lovely view across the rooftops and excellent fitted wardrobe cupboards with hanging rail and shelving.

##### Bedroom 4 10'7" x 10'3" (3.23m x 3.13m)

With door and windows to either side onto a small balcony to front elevation.

##### House Shower Room 9'4" x 6'7" (2.86m x 2.03m)

With window to side, tiled floor, suite in white of wc, pedestal wash hand basin and large double width shower cubicle with shower fitted and tiled splashbacks.

##### Outside:

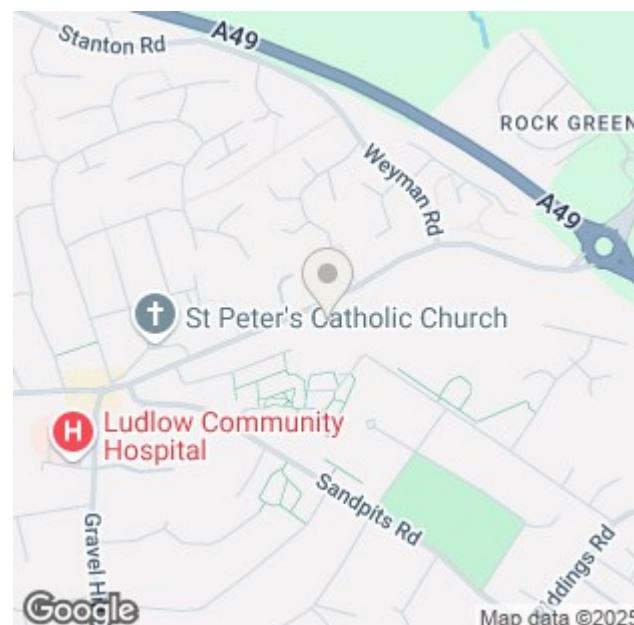
The property enjoys a non-estate location and is accessed over a gravelled driveway which splits 2 ways and provides extensive parking. Off the driveway up and over door into garage, having electrically operated door, light power and water fitted and useful loft storage area. The frontage is enclosed by high hedging to both side elevations aiding privacy. There is a large central border with shrubs and plants and then gated access then leads into the properties rear garden, adjacent to which there is an electric charging point, some good log stores and a useful shed. The rear garden with the property is fully enclosed and has a flagstone seating area at the rear of the house and a decked area overlooking an ornamental pond. There are then lawned garden areas, a selection of mature trees and shrubs, a second seating area halfway down the garden and then a further lawned garden at the bottom again with some mature trees. High board fencing to rear elevation and mature hedging to side elevations aiding privacy.

##### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764



## Floor Plans



**Ground Floor**

Floor area 145.6 sq.m. (1,567 sq.ft.)



**First Floor**

Floor area 99.4 sq.m. (1,069 sq.ft.)

**TOTAL: 244.9 sq.m. (2,637 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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