

HARWOOD

THE ESTATE AGENT

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1 Netchwood Manor Cottage, Monkhopton WV16 6SE



£425,000 region

This charming semi-detached stone cottage enjoys a peaceful rural setting with extensive views over fields to the front, side, and rear. South-west facing, the property is bathed in natural light and surrounded by a beautifully maintained organic garden, cultivated for over 30 years, featuring raised vegetable beds, fruit trees, and well-stocked borders. Inside, the welcoming reception hall leads to a characterful beamed lounge with a wood-burning stove set within an inglenook fireplace and a cosy study area. The ground floor also includes a bathroom and a charming kitchen with a range cooker and a walk-in pantry. Upstairs, there are three well-proportioned bedrooms and a convenient first-floor WC.

The property benefits from modern features, including cable infrastructure to the garage for electric vehicle charging. Despite its tranquil location, it offers excellent commuter access to Telford, Shrewsbury, Bridgnorth, and Wolverhampton. The village of Ditton Priors, just two miles away, provides a good primary school, a medical practice, a shop, a garage, a butcher, a café, and a church, ensuring a well-connected and convenient rural lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

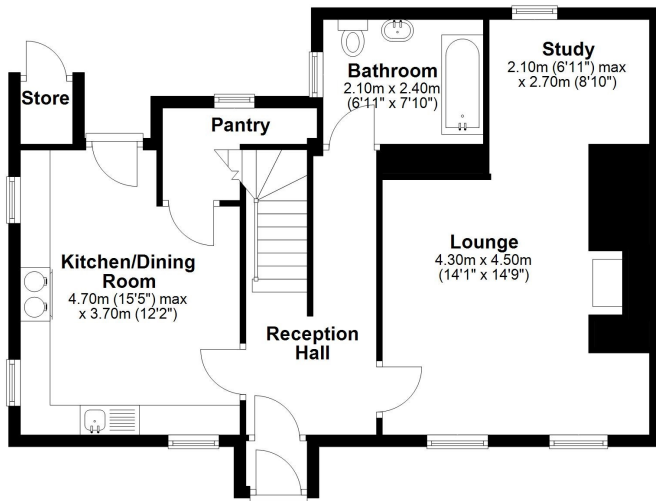




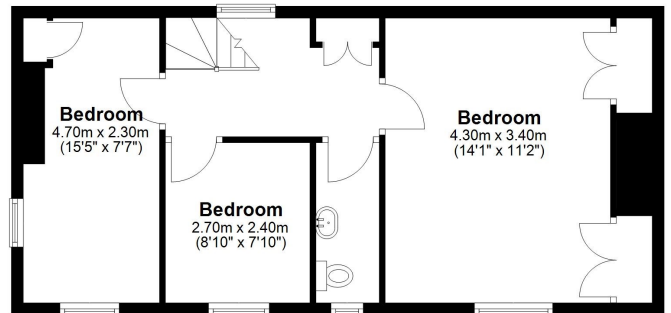




Ground Floor
Approx. 65.9 sq. metres (709.8 sq. feet)



First Floor
Approx. 48.8 sq. metres (524.8 sq. feet)



Total area: approx. 114.7 sq. metres (1234.7 sq. feet)
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Tenure Freehold **Council tax** Band D

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 27th February 2025