

**FOR SALE**

Offers in the region of £675,000

Sandev House Red Bull, Market Drayton, Staffordshire, TF9 2QS

Sandev House is a large detached family home set in beautiful landscaped gardens of just under 1 acre. The property briefly comprises entrance porch, reception hall, living room, dining room, large conservatory, hobbies room, breakfast kitchen, family room / 5th bedroom, study and utility room. There are four bedrooms and three bathrooms. The property is located between Market Drayton & Loggerheads and has excellent access onto the A53. Viewing is highly recommended to appreciate the versatility of its accommodation.





- **Spacious Detached Family Home**
- **Landscaped Gardens to just under an Acre**
- **Versatile Accommodation**
- **Porch, Hall, Living Room, Dining Room**
- **Family Room, Office, Large Conservatory**
- **Spacious Breakfast Kitchen, Utility**
- **3/4 Bedrooms and 3 bathrooms**
- **Parking for Many Cars, Kitchen Garden**

LOCATION

Sandev House is located just over 2 miles to the East of Market Drayton and is well situated for access to the A53. The area is known as Red Bull and is also close to Loggerheads. There is a junior school in Loggerheads and junior and secondary schools in Market Drayton.

Market Drayton is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There is a local swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

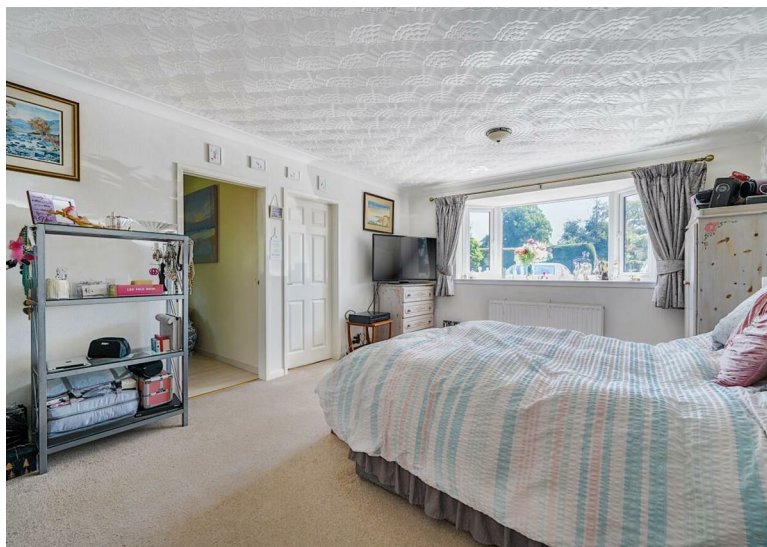
There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Sandev House by private treaty.

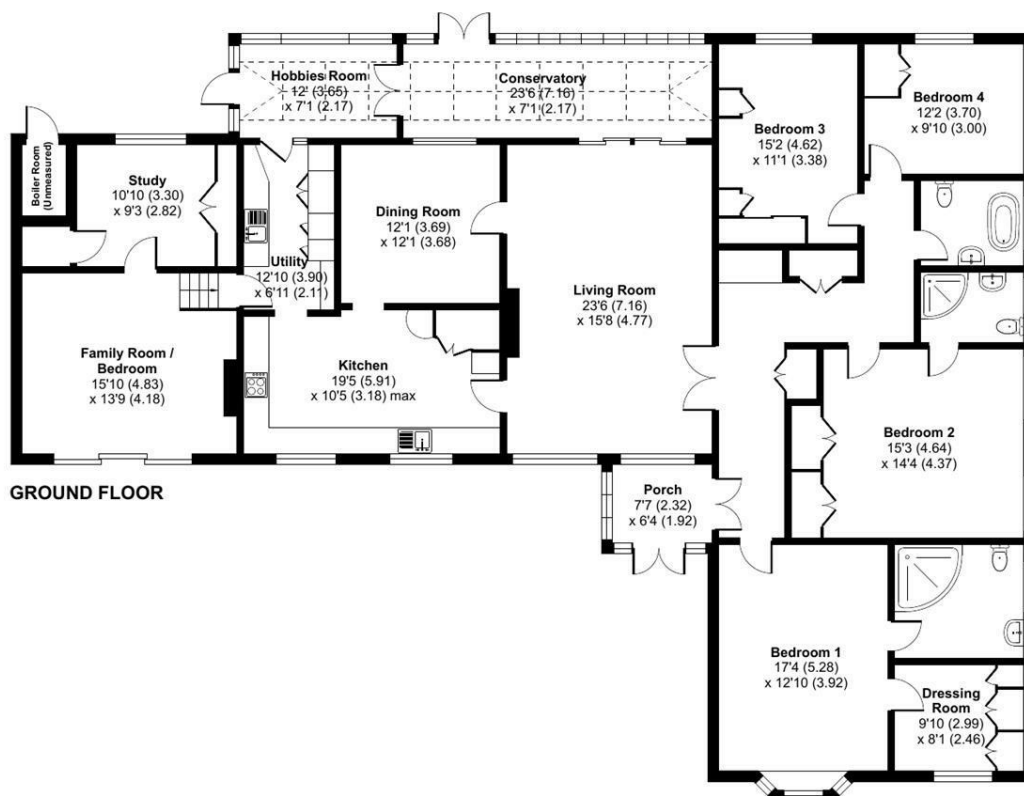
Sandev House offers spacious accommodation to almost 2,600 sq feet. The well presented family home offers versatile accommodation and prospective buyers could easily create a self contained annexe. The property comprises an entrance porch, reception hall with cloaks cupboard, large living room with open fire place. From the living room there are doors to the large conservatory which overlooks the landscaped gardens and countryside beyond. There is a dining room, large breakfast kitchen with a wide range of appliances including integrated dishwasher and fridge. The kitchen has an induction hob, double oved with heating drawer beneath. There are large windows from the kitchen overlooking the front gardens. There is a utility room with integrated double freezer, plumbing for washing machine and access into the second conservatory / hobbies room.

There is a large family room and adjacent office and this could be used to create an annexe should one be required. There is a separate wing off the hall to the bedrooms. There is a large master bedroom to the front with en-suite bathroom and dressing room. There is a guest bedroom to the side with en-suite and two further double bedrooms both with fitted bedroom furniture and these rooms share the family bathroom with a roll top bath.



Approximate Area = 2838 sq ft / 263.6 sq m (excludes boiler room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1286867



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



4 Bedroom/s



3 Bath/Shower
Room/s



OUTSIDE

The property is accessed from the road through an electric gate to the large gravelled parking area suitable for many cars and vehicles. should anyone wish to there plenty of space to construct a garage subject to planning.

There are large landscaped gardens to the front, side and rear to just under 1 acre. The gardens area mainly laid to lawn and to the South Western boundary is a large cultivated kitchen garden with garden sheds.

To the rear of the property is a paved patio area, lawns and mature flower borders with a wide variety of plants trees and shrubs.

ACCOMMODATION COMPRISES

Entrance Porch
Reception Hall
Living Room
Dining Room
Conservatory
Breakfast Kitchen
Utility
Family Room / Bedroom
Office
Conservatory
Hobbies Room
Master Bedroom Suite
Guest Bedroom Suite
Bedroom Three
Bedroom Four
Family Bathroom

DIRECTIONS

Directions from Market Drayton drive out on the A53 and follow the road for just under 2 miles. Turn left for Woore and after about 150 metres on the left hand side you will find the entrance to Sandeve House.

WHAT 3 WORDS

///lost.rockets.handfuls

SCHOOLING -

The property lies within a convenient proximity to a number of well regarded state and private schools including the Hugo Meynell C of E primary school in Loggerheads, Madeley Secondary School, Newcastle Academy, Grove School in Market Drayton. There are a number of well known independent schools in the area including Yarlet School, Lyme Brook Independent School, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1617 120525 (Draft Details)

COUNCIL TAX -

The current Council Tax Band is 'F' on the Newcastle Under Lyme Borough Council Register.

LOCAL AUTHORITY

Newcastle Borough Council, Civic Offices, Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AG

SERVICES

We believe that mains water, electricity are available to the property. Drainage is to a septic tank and the the heating is via an oil fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

ANTI-MONEY LAUNDERING (AML)

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.

Plan for Identification Purposes Only



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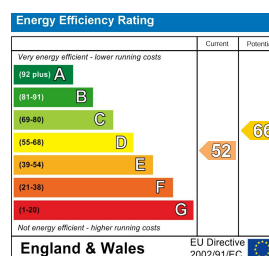
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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