



Rockwoods, Newcastle Road, Loggerheads, Market Drayton, TF9 4PH  
Open To Offers £1,150,000

**BAKER  
WYNNE &  
WILSON**



## DIRECTIONS TO TF9 4PH

What3words /// drift.removable.cluttered

## GENERAL REMARKS

COMMENTS BY MARK JOHNSON FRICS @ BAKER, WYNNE & WILSON

The house occupies a quiet and peaceful rural location, with internal living space spanning over 4245 sqft across two storeys boasting expansive glazing that invites an excellent quality of natural light to flood in throughout. High-quality materials and finishes have been selected with meticulous attention to detail, all perfectly in keeping with the architectural integrity of the new building.

## LOCATION & AMENITIES

Set in a picturesque rural area, nestled on the stunning border of Shropshire and Cheshire with undulating countryside views, this desirable village and woodland plot is conveniently positioned only 4.5 miles from the market town of Market Drayton, 13 miles from Stoke and 25 miles from Shrewsbury.

Loggerheads village features a local pub, a small supermarket, a Post Office, butchers, a hairdresser, and various other small businesses. The area also boasts an array of primary and secondary schools, rated Good by Ofsted and the adjacent village of Ashley has a doctor's surgery, making this the perfect setting for those looking for quiet countryside living that is commutable to several major work hubs.

Rockwoods is particularly well placed for commuting with a regular bus service and the A53 running through the village connects you to the M6 in under 10 miles. Nearby Market Drayton ( the home of the original Gingerbread ) and Newcastle-under-Lyme offer plenty of bars, restaurants and leisure facilities including the Market Drayton Golf Club

Nearby in the local area, there are many farm shops, garden centres, restaurants, and attractions. Hawkstone Follies, Trentham Estate and Eccleshall are just a short drive away.

## ACCOMMODATION

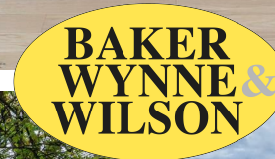
With approximate measurements comprises:

**GROUND FLOOR AREA 2479 FT2 (230.3M2)**

### ENTRANCE HALL

20'8" x 7'3" plus 11'8" x 7'4"

Sold oak entrance door, vaulted ceilings, oak balustrade and staircase with glass inset panels, uPVC double glazed patio doors. Two double cloak cupboards, utility cupboard with underfloor heating valves.





## DOWNSTAIRS CLOAKROOM

Vanity wash hand basin, Enclosed cistern W/C, ceramic tile floor.

## STUDY

13'1" x 10'5"

'L' shaped.

Ceiling spot lights, TV point.

## OAK ORANGERY

21'7" x 12'9"

"Atrium" roof light, solid oak frame in a traditional style, open window lights, delightful views over rolling country, exposed oak rafters and skirting boards.

## SITTING ROOM

20'8" x 18'8"

Fireplace, bay window

## BREAKFAST KITCHEN/DINING/FAMILY ROOM

31'0" x 23'10"

Two bifold door sections to patio, range of modern fitted units to two elevations together with island. Fitted appliances include Bosch Microwave, Bosch Oven, Bosch Hob, Frauke double sink, Wine Fridge, Blomberg fridge, Blomberg Freezer, Bosch Extractor.

## UTILITY ROOM

10'9" x 10'8"

Internal door, one and half single bowl drawer sink unit, extensive range of fitted cupboards, access to loft.

## BOOT ROOM

9'1" x 7'7"

Stainless steel sink unit, one and half bowl sink unit.

## W/C

9'4" x 3'1"

Enclosed astern W/C, vanity wash hand basin.

## DOUBLE GARAGE

20'6" x 18'4"

Twin remote up and over doors, Worcester gas fired central heating boiler.

## FIRST FLOOR AREA 1767 FT2 (164.1M2)

## GALLERIED LANDING

31'1" x 12'9"

Two radiators, cylinder cupboards, built in store cupboard.



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## MASTER BEDROOM ONE

20'7" x 19'0"

Three radiators.

## EN-SUITE SHOWER/BATH

8'2" x 6'10"

Screen enclosed cubicle with mixer shower and raindance head, vanity wash hand basin, panel bath, radiator towel rail, W/C.

## DRESSING ROOM

Radiator

## BEDROOM TWO

18'1" x 12'10"

Sky light, two radiators.

## EN-SUITE SHOWER/BATH

9'6" x 8'0"

Screen enclosed cubicle with mixer shower and raindance head, vanity wash hand basin, panel bath, radiator towel rail, W/C.

## DRESSING ROOM

8'2" x 8'0"

Radiator.

## BEDROOM THREE

15'3" x 11'8"

Radiator

## EN-SUITE SHOWER ROOM

9'10" x 4'6"

Double walk in screen enclosed cubicle, mixer shower with raindance head, vanity wash hand basin, closed cistern W/C, radiator towel rail.

## BEDROOM FOUR

12'9" x 11'7"

Radiator

## EN-SUITE SHOWER ROOM

9'1" x 3'10"

Double walk in screen enclosed cubicle, mixer shower with raindance head, vanity wash hand basin, closed cistern W/C, radiator towel rail.

## BEDROOM FIVE

12'8" x 10'4"

Radiator

## EN-SUITE SHOWER ROOM

9'1" x 3'10"

Double walk in screen enclosed cubicle, mixer shower with raindance head, vanity wash hand basin, closed cistern W/C, radiator towel rail.

## EXTERIOR

An elevated woodland/garden plot that commands distant rural views. Estimated plot size 1.26 Acre, sweeping driveway to paved parking area.

Tiled patio and pathways to surrounds, external lights, lawned area, close boarded fencing, numerous mature trees and wooded background.

## SERVICES

Mains water, gas and electricity.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## COUNCIL TAX

To be determined.

## TENURE

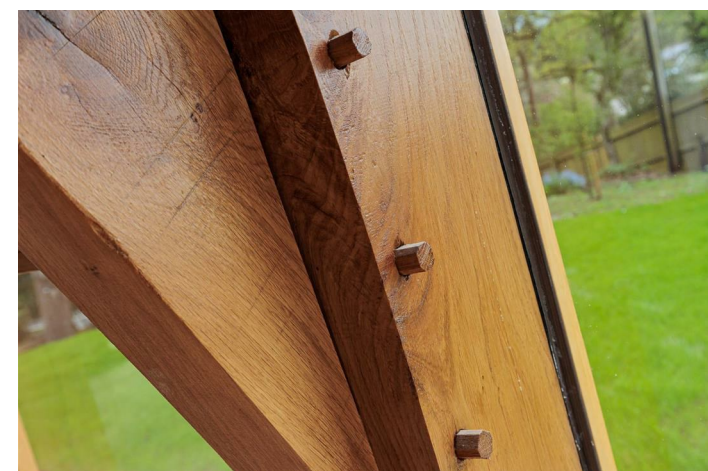
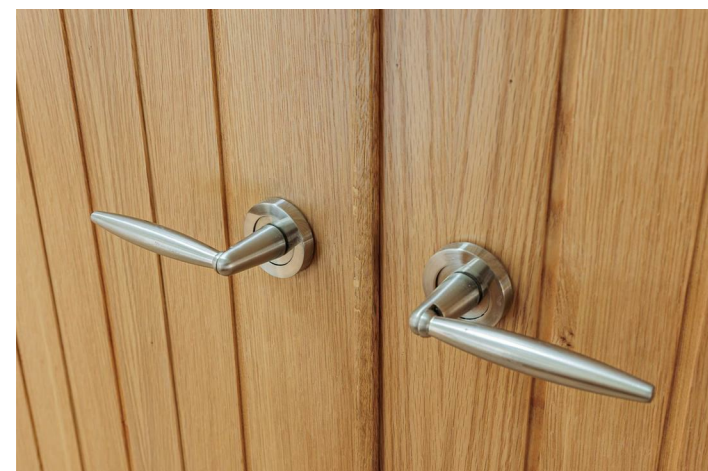
Freehold.

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214

Contact Mark Johnson FRICS

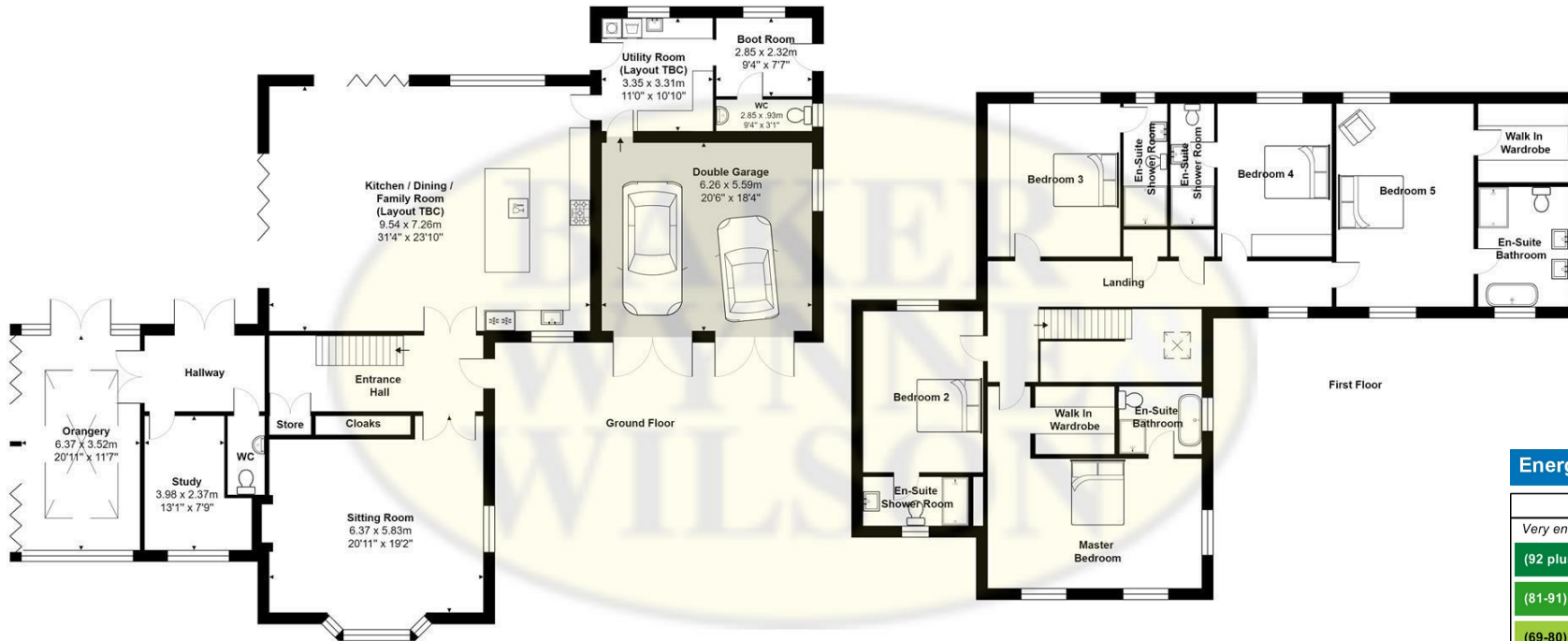






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**ROCKWOODS, NEWCASTLE ROAD, LOGGERHEADS, MARKET DRAYTON, TF9 4PH**  
 Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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