



# TONG COURT

TONG | SHROPSHIRE









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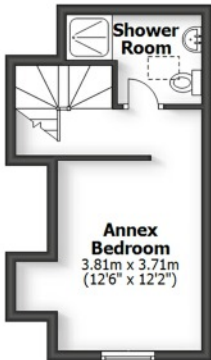
An exceptionally handsome former Victorian school providing extensive and versatile living accommodation, including a substantial two storey independent annex, standing within a large plot of almost 0.5 acres in an historic Shropshire village which benefits from excellent communications.

Albrighton - 2.5 miles, Telford - 7.5 miles, - Wolverhampton - 10 miles, M54 - 0.75 miles, Cosford Train Station - 1.5 miles

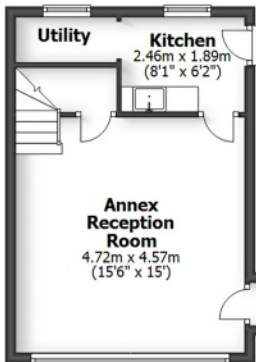


**TONG COURT**  
**TONG, SHIFNAL**

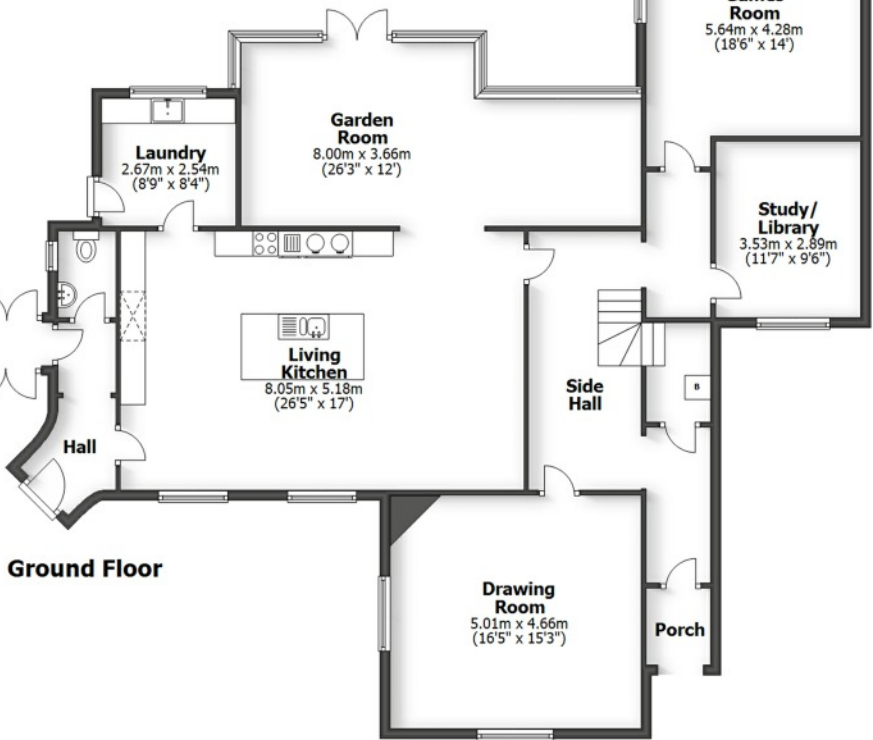
**TOTAL: 346.3sq.m. 3727sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



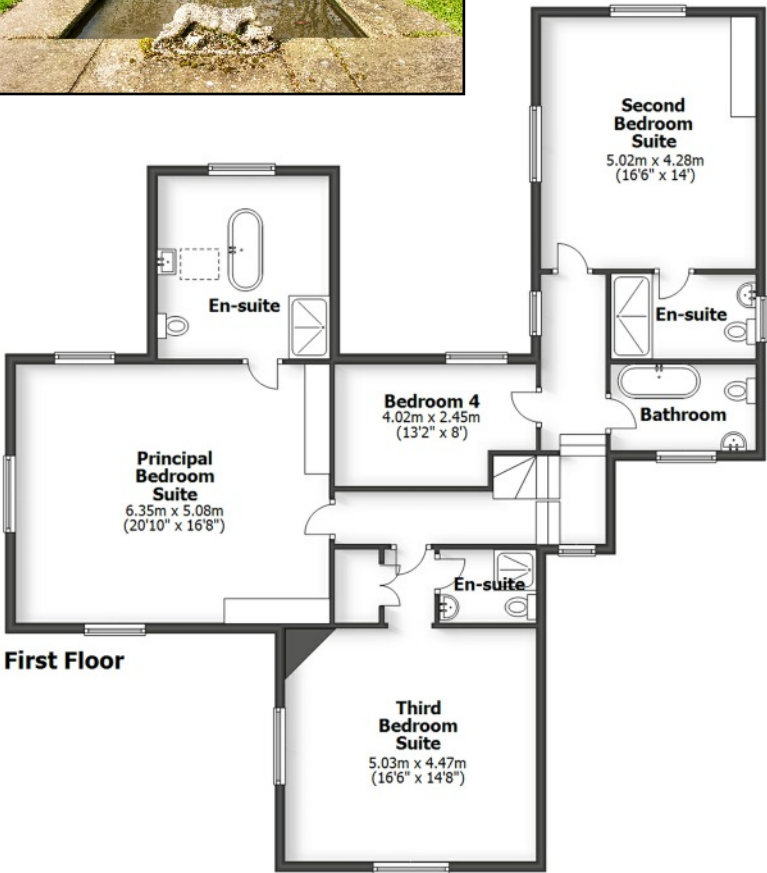
**Annex First Floor**



**Annex Ground Floor**



**Ground Floor**



**First Floor**

## LOCATION

Tong is a small Shropshire hamlet with many fine, period homes and a Norman church. Tong lies within easy reach of village centre of Albrighton with its comprehensive range of shopping facilities and there is a Marks & Spencer's Food Hall accessible even closer in Cosford.

Communications are excellent with the A41 corridor facilitating fast access to Newport and Wolverhampton, the M54 being nearby (J3) facilitating fast access to Shrewsbury, Birmingham and beyond and rail services running from Cosford Station with direct connections to Birmingham.

The area is particularly well served by schooling in both sectors with Wolverhampton Grammar School, Adams Grammar School in Newport and Newport Girls High School, Stafford Grammar School and all the Shrewsbury Schools being worthy of note.

## DESCRIPTION

Tong Court is an attractive Victorian residence which was originally a school and which was converted in the 1960's to provide a substantial private family home. The current owners purchased the property in 2008 at which time a comprehensive scheme of remodelling and refurbishment was carried out including re-roofing, re-wiring, installation of new kitchen and bathroom suites, a new central heating system and re-modelling of the layout. The current owners have also created a substantial two storey independent annex which adds an exceptional degree of versatility to the property and which could be ideal for extended families, could provide the basis a home office suite for those wishing to work from home or which could alternatively be let out to provide a useful income stream.

The property stands in an excellent plot which is almost half an acre in size and stands behind a deep, gated frontage and there is a matured and fully landscaped garden to the rear. The property boasts principal stone elevations of much architectural interest and is well appointed throughout with an outstanding kitchen by Bernard Savage interiors, double glazing throughout and oil fired central heating along with underfloor heating to the entire ground floor and a built in internal vacuuming system

## ACCOMMODATION

A studded front door set within a gothic arched stone surround opens into the HALL with Minton floor tiling, an interconnecting door leading to the annex and a GUEST CLOAKROOM with an authentic, period style suite. The focal point of the ground floor is undoubtedly the magnificent LIVING KITCHEN which is a room of some note with bespoke units by well known specialist, Bernard Savage Interiors, with granite working surfaces and coordinating centre island with breakfast bar and undermounted double ceramic sink with a boiling water tap, a four oven electric night storage Aga together with a gas and electric Aga companion, an integrated Siemens dishwasher and ample space for an informal seating area with a cast iron log burning stove. The entire room has slate tiling to the floor and integrated ceiling lighting and there is a wide, open doorway to the GARDEN ROOM which is a fine room with both dining and seating areas with charming views over the garden and slate floor tiling. Adjoining the kitchen is a LAUNDRY with bespoke units by Bernard Savage interiors with granite working surfaces and undermounted ceramic sink, slate floor tiling, tiled walls, integrated ceiling lighting and a window and door to the rear garden. An INNER HALL with oak flooring leads to a SIDE HALL with a secondary front door which has an open arched stone PORCH providing a boot room area and there is a walk in boiler room providing a useful drying area. The DRAWING ROOM is a well proportioned area with oak flooring, a light corner aspect and a stone fireplace with quarry tiled hearth and cast iron Clearview stove. There is a STUDY / LIBRARY with oak flooring, fitted book shelving to three walls and integrated ceiling lighting and a GAMES ROOM which is an ideal room for entertaining purposes, but which could equally be used for further reception space with a light corner aspect with views over the garden and integrated ceiling lighting.

A bespoke, oak staircase rises from the hall to the first floor accommodation. The PRINCIPAL SUITE has a large double bedroom with a vaulted ceiling and exposed timbering, a range of built in wardrobes with

cupboards above, laminated flooring, windows to three elevations and a BATHROOM EN-SUITE with a free standing Victoria and Albert slipper bath on ball and claw feet, a separate fully tiled shower, a WC and a Heritage wash stand with tiled splash back, tiling to the floors, a vaulted ceiling, a window with views over the garden and beyond, a roof light and a radiator with chrome towel rail attachment. The SECOND BEDROOM SUITE has a large studio style bedroom with windows to two elevations, wooden flooring, built in wardrobes and an EN-SUITE SHOWER ROOM with a fully tiled shower, vanity unit with wash basin and WC, tiled floor and a window. The THIRD BEDROOM SUITE has a large double bedroom with vaulted ceiling with exposed timbering, windows to two elevations, wooden flooring, a deep, built in double wardrobe and an EN-SUITE SHOWER ROOM with fully tiled shower, vanity unit with wash basin and WC, tiled floor and integrated ceiling lighting. BEDROOM FOUR is a good sized room with a window to the rear and is served by the HOUSE BATHROOM with a roll top bath on ball and claw feet, vanity unit with wash basin, WC, tiled floor and a window.

## ANNEX

Glazed double doors from the front open into a PORCH with glazed double doors to the rear garden, a door into the principal residence and a door into the ANNEX RECEPTION ROOM with a wide bank of windows to the front, laminated flooring, integrated ceiling lighting and an understairs storage cupboards. The KITCHEN has wall and base mounted cupboards, Corian surface, point for an electric cooker, integrated ceiling lighting and an open fronted utility with plumbing for a washing machine with the entire space having tiled floor, two windows and a garden door.

A staircase rises to the first floor BEDROOM which is a double room in size with a vaulted ceiling, window to the front, under eaves storage cupboard and there is a SHOWER ROOM with a fully tiled shower, pedestal basin and WC, integrated ceiling lighting, tiled floor and roof light.

## OUTSIDE

Tong Court stands well back from the lane with a walled frontage and double five bar wooden gates opening onto an extensive gravel DRIVEWAY with two lawns to the front and raised beds and borders.

The REAR GARDEN is a particular feature of the residence which was completely relandscaped in 2008/2009 with a stone paved terrace to the rear of the property providing ample external seating areas, a decorative garden pond with stone surround and water feature, sweeping lawns, well planted beds and borders providing colour all year round, some fine old trees and an open aspect over paddocks and fields beyond. There are four timber garden shed, a timber, covered, BBQ hut, an open fronted log store, a cold water supply and external lighting.

## SERVICES

We are informed by the Vendors that mains water, electricity and drainage are connected, the central heating is oil fired and there is an LPG supply for the Aga companion hob.  
COUNCIL TAX BAND G - Shropshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.













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**BERRIMAN EATON**