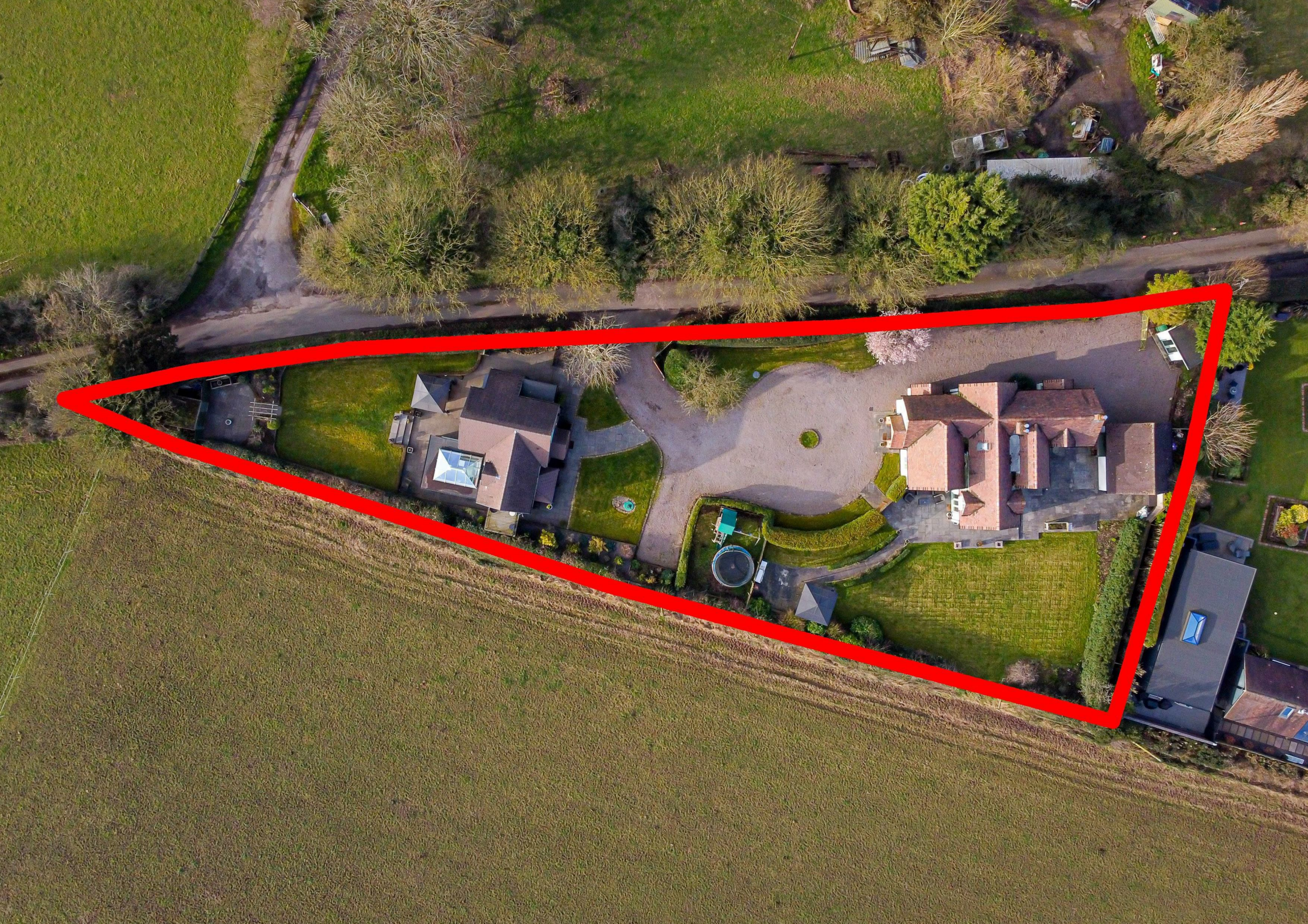




**Oaklea and The Cottage, 96 Damson Lane, Weston Heath, Shifnal, TF11 8RU**



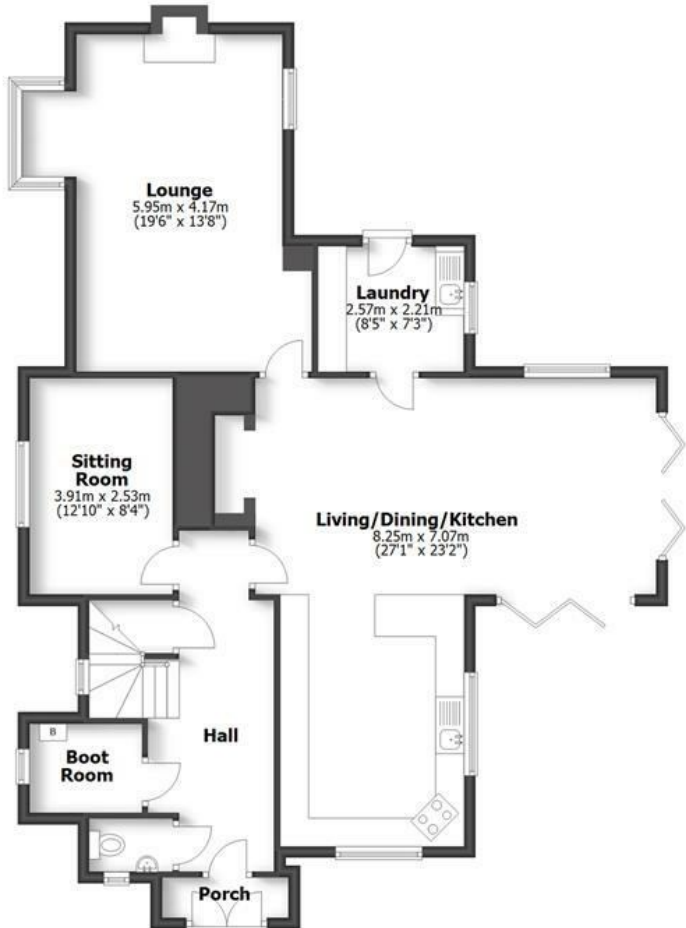


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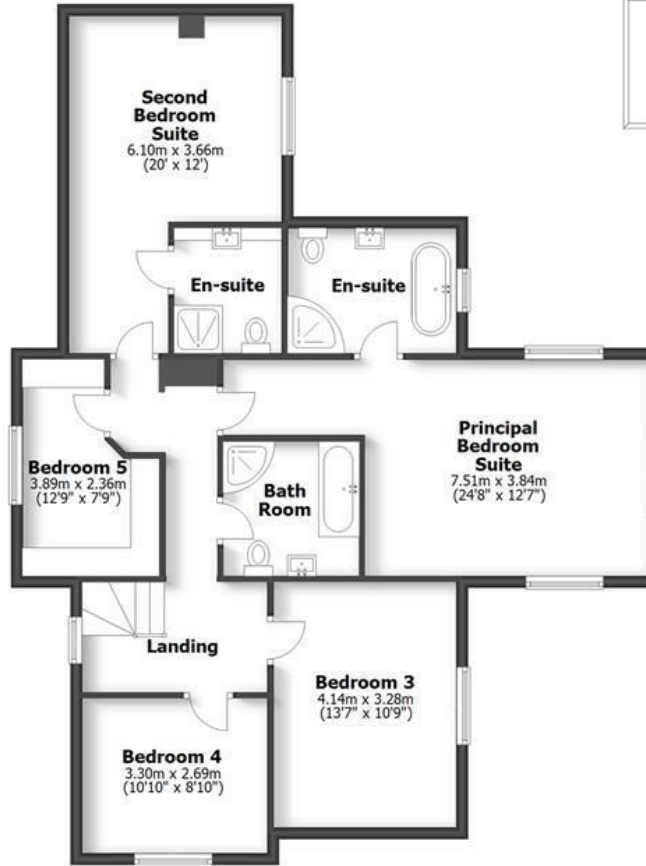
A superb Duke of Sutherland five bedroom property together with an outstanding, modern two bedroom cottage making the property ideal for multi-generational living.

**OAKLEA**  
**96 DAMSON LANE, WESTON HEATH**

HOUSE: 232.4sq.m. 2501sq.ft.  
 ANNEX: 116.9sq.m. 1258sq.ft.  
**TOTAL: 349.3sq.m. 3759sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Annex First Floor**



**Annex Ground Floor**

## LOCATION

The residence stands in a superb setting amidst rolling Shropshire countryside in a rural yet accessible situation.

The excellent facilities of Newport town centre are nearby and there is convenient travelling to the former new town of Telford and all of the major commercial centres within the industrial West Midlands. Motor communications are excellent with the nearby A41 and A5 corridors providing superb access whilst the M54 facilitates access to the entire national motorway infrastructure.

The area is well served by schooling in both sectors with Adams Grammar in Newport and Newport Girls High School together with St Dominics Grammar School in Brewood, Wrekin College, Birchfield Preparatory School and The Wolverhampton Grammar School all being worthy of note.

## DESCRIPTION

Oaklea is a beautiful Duke of Sutherland property offering well proportioned and versatile living accommodation over two floors. There is underfloor heating to the ground floor (except the lounge) and double glazing. There is a stunning detached two bedroom cottage which has been built to an exacting standard. The two properties stand within beautiful grounds with lovely views and a total plot size of approximately 0.5 acres.

## ACCOMMODATION

Double oak doors open into a brick and tile PORCH with a double glazed door opening into the HALL with tiled flooring, wall lights, ceiling beam, integrated ceiling lighting, a useful understairs store, a boiler / cloaks room and a GUEST CLOAKROOM with WC, wall mounted wash basin and tiled floor. The SITTING ROOM has wiring for a wall mounted TV, integrated ceiling lighting. The focal point of the ground floor is the stunning LIVING / DINING / KITCHEN with tiled flooring throughout and integrated ceiling lighting. The kitchen area has a range of cream gloss fronted wall and base units with under cupboard lighting, granite flooring, granite work surfaces and windowsill a full range of appliances and a butchers block breakfast bar. There is a seating area with a multi fuel log burning stove set in an Inglenook style fireplace with a slate hearth and wooden mantle above. There is ample space for dining with double glazed bifold doors to two elevation. The LAUNDRY has coordinating units to those in the kitchen with a stainless steel sink and drainer, plumbing for a washing machine and tumble dryer, space for a fridge freezer, tiled floor, tiled walls, and a stable style door to the rear garden. The LOUNGE has wiring for wall lights, beamed ceiling, a brick fireplace with open grate fire and wooden mantle above.

A staircase from the hall rises to the first floor landing with a double glazed window and wiring for wall lights. The PRINCIPAL BEDROOM SUITE has a large double bedroom with double glazed windows to three elevations with far reaching views, integrated ceiling lighting, wiring for wall light and an EN-SUITE BATHROOM with free standing bath, vanity wash basin with drawers beneath, WC, tiled shower cubicle with waterfall heat, tiled floor and integrated ceiling lighting. The SECOND BEDROOM SUITE has a double bedroom, integrated ceiling lighting, access to the loft and an EN-SUITE SHOWER ROOM with a tiled shower cubicle with waterfall head, vanity unit with wash basin with cupboards and drawers, tiled floor, heated ladder towel rail. BEDROOM THREE is a double room in size, access to the loft and integrated ceiling lighting. BEDROOM FOUR is also double in size with a double glazed window over the front garden. BEDROOM FIVE is set up as a dressing room with integrated wardrobes, dressing table and drawers. The BATHROOM has a panelled bath with pencil shower attachment, a tiled shower cubicle with waterfall head, wash basin with vanity cupboards beneath, WC, part tiled walls, headed ladder towel rail, tiled floor and a roof light.

## COTTAGE

A double glazed oak door and windows open into the brick and tiled PORCH with a composite door opens into the DINING KITCHEN with tiled flooring and integrated ceiling lighting throughout. There are a range of contemporary wall and base units with a granite working surfaces, a Franke sink and tap, under cupboard lighting, space for a range style electric cooker with granite splashback and Belling extractor fan over, integrated fridge freezer, integrated Hotpoint dishwasher, integrated wine fridge, ample space for dining and glazed bifold doors opening into the LOUNGE with integrated ceiling lighting and bifold doors to the GARDEN ROOM with tiled flooring with underfloor heating, bifold doors to the garden, wiring for a wall mounted TV, integrated ceiling lighting and an atrium. A door from the kitchen opens into the LAUNDRY with plumbing for a washing machine and tumble dryer with granite shelf over, wall mounted Worcester Bosch boiler, tiled floor and a double glazed stable style door to the side and a GUEST CLOAKROOM with WC, wash basin with cupboard beneath, tiled floor and integrated ceiling lighting.

There is an oak staircase with oak balustrading rising to the first floor landing with access to the loft. The PRINCIPAL BEDROOM is a good size double room with integrated ceiling lighting, built in wardrobes, dressing table and drawers and double glazed double doors open onto a balcony with wrought iron balustrading with far reaching views. BEDROOM TWO is also double in size with built in wardrobes with matching bedside tables and integrated ceiling lighting and the BATHROOM has a contemporary suite with a bath with handheld shower attachment, vanity unit with WC, wash basin and cupboards, a shower cubicle with waterfall head and separate hose, tiled floor and walls and integrated ceiling lighting.

Gardens surround the cottage with planted shrubs and boarders, shaped lawns and screening shrubs to the boarder, an entertaining terrace, a shed, CCTV, a cold water supply.

## OUTSIDE

Wooden gates open onto a sweeping pebble DRIVEWAY with ample parking and turning and a second gate creates a carriage driveway. There are gardens surrounding the property and with entertainment terraces, and screening boarders, gate to adjacent land, external lighting

There is an external GARDEN ROOM with kitchenette and bifold doors to the rear garden which is ideal for those wishing to work from home, a gym or a games room.

We are informed by the Vendors that all mains water, electricity and drainage are connected and the heating is LPG

Please note that the house and cottage cannot be sold separately.

COUNCIL TAX BAND G – Shropshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Superfast and Ultrafast are available

Mobile – Ofcom checker shows that three of the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £1,350,000

EPC: E

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.







**Tettenhall Office**  
01902 747744  
tettenhall@berrimaneaton.co.uk

**Bridgnorth Office**  
01746 766499  
bridgnorth@berrimaneaton.co.uk

**Wombourne Office**  
01902 326366  
wombourne@berrimaneaton.co.uk

**Worcestershire Office**  
01562 546969  
worcestershire@berrimaneaton.co.uk

**Lettings Office**  
01902 749974  
lettings@berrimaneaton.co.uk

**BERRIMAN EATON**