



**Meadowcroft, Pitchcroft Lane, Chetwynd Aston, Newport, Shropshire, TF10 9AU**

**BERRIMAN**  
**EATON**









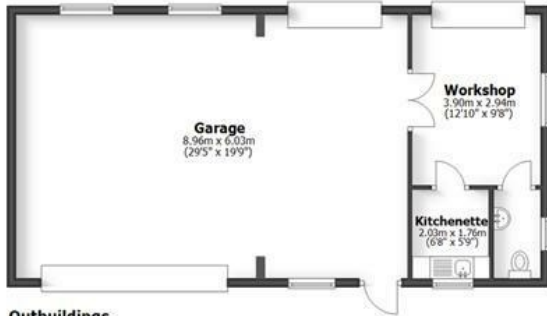
## **Meadowcroft, Pitchcroft Lane, Chetwynd Aston, Newport, Shropshire, TF10 9AU**

Meadowcroft is a visually striking architecturally designed residence which was completed to an exacting specification with an incredibly high attention to detail and which has been improved by the current sellers since that time.

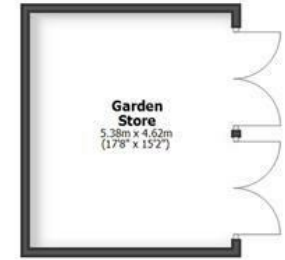
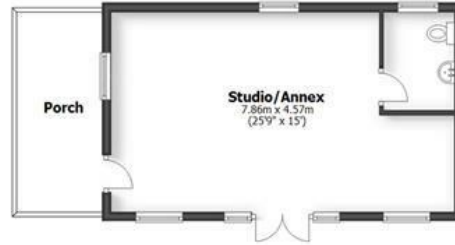


# MEADOWCROFT

PITCHFORD LANE, CHETWYND ASTON



Outbuildings



Ground Floor



First Floor

HOUSE: 432sq.m. 4650sq.ft.  
GARAGES/OUTBUILDINGS: 151.3sq.m. 1628sq.ft.  
**TOTAL: 583.3sq.m. 6278sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

The house occupies an idyllic situation within a few minutes drive of the popular market town of Newport. The full array of facilities provided by the former New Town of Telford with its large shopping centre and retail parks, Stafford Town centre and the City of Wolverhampton are all within convenient travelling distance. The A41 and A5 trunk roads and the M54 facilitate excellent motor communications to Shrewsbury, the entire industrial West Midlands, Birmingham and beyond. Excellent schooling is provided within easy reach including Haberdashers' Adams Grammar and Newport Girls High School, Stafford Grammar, the Thomas Telford School and St. Dominics in Brewood.

Newport 3 miles, Telford 10 miles, Stafford 14 miles, Wolverhampton 18 miles

## DESCRIPTION

The property has been thoughtfully designed with a superb layout of principal accommodation in the main house extending to in excess of 4,500 square feet. The accommodation is enhanced by a substantial Studio Annex providing flexible space suitable for a number of purposes, and a substantial Triple Garage Block – all of which nestle within almost 4.5 acres of tranquil gardens and grounds.

## GENERAL SPECIFICATIONS

There is a traditional feel to the house with a wealth of oak joinery with pegged mortice and tenon joints having been fabricated by specialist craftsmen. The windows are worthy of special note with bronze architectural casements (in oak frames) by Vale of Grantham – who were also responsible for the casements in the double height conservatory style Garden Room.

The elegant elevations of the house – which have a different character to each aspect – are enhanced by the use of stone with some fine sills and keystones. The theme is carried through internally with a stone framed window providing a delightful internal view along the reception hall from the family room together with much of the ground floor benefiting from Travertine stone flooring.

Sitting comfortably alongside the traditional features are a full complement of modern appointments including individually zoned underfloor central heating to the ground floor with first storey heating from specially designed period style radiators. There is programmable lighting, both internally and externally, and a state of the art ventilation system which recycles the heat, cleans the air and also blows in fresh air.

## ACCOMMODATION

Meadowcroft is entered through an Oak framed Porch into the Reception Hall which forms a room in its own right with a Minster style stone fireplace and oak pillars. Double doors open into the SITTING ROOM which is bathed in light with an Inglenook style fireplace and an AGA wood burning stove. Beyond the Sitting Room is the double height GARDEN ROOM with a galleried sitting area above which enjoys marvellous views across the surrounding Shropshire countryside. The large main DRAWING ROOM has a light triple aspect with a gothic arched bay overlooking the lawns, oak flooring and double doors to the gardens. Also off the Hall are to be found the DINING ROOM, a sound proofed STUDY, two Cloak Rooms and a Laundry.

The BREAKFAST KITCHEN has a full range of contemporary, gloss fronted wall and base mounted cabinetry with quartz working surfaces and a coordinating centre island with fitted corner oak breakfast table, a range of Siemens appliances and double doors opening into an oak framed porch. An open, gothic arch leads into a BREAKFAST ROOM with windows overlooking the gardens and an internal stone arched window into the hall.

A beautiful oak staircase rises from the Reception Hall to the large Landing with a Study Area and the Galleried Sitting Area above the Garden Room. The PRINCIPAL BEDROOM SUITE benefits from double doors with Juliette balcony, twin, fitted Dressing Rooms flanking the stylish en-suite Bathroom with underfloor heating, a freestanding bath, separate shower and twin vanity units. There are FOUR FURTHER BEDROOMS, two with en-suites and there is a well appointed HOUSE BATHROOM.

## GARDENS AND GROUNDS

Meadowcroft sits within beautifully landscaped gardens which have now reached a state of full maturity. There are private, formally laid out lawns and areas of natural garden and a pond conceal a proliferation of wildlife with a watercourse following the path of the Donnington Wood Canal providing a charming backdrop. The Paddock provides a meadow style setting with a large pond and wildlife inhabitation and would be ideal for use for recreational or equestrian purposes and there is ample space for the erection of a stable block (subject to consents).

There is a DETACHED STUDIO BUILDING with a large room and cloakroom which could be an ideal home office or leisure room and a THREE CAR GARAGE with an ADJOINING WORKSHOP with cloakroom and kitchenette.

## SERVICES

There is a 2000 gallon rain harvester tank beneath the drive providing the ability to recycle storm water, there is mains water and electricity, a bore hole, a septic tank, oil fired central heating to the main house.

## COUNCIL TAX

Band G. Telford and Wrekin District Council.

## DIRECTIONS

Leave the motorway network at Junction 3 (Tong) of M54 and head north towards Newport. Continue on A41 for 6.5 miles, at the brow of the hill and just prior to Newport turn left into Pave Lane, signposted Lilleshall National Sports Centre, continue along Pave Lane passing The Fox public house and then turn immediately left through the large iron gates for Lilleshall National Sports & Conferencing Centre. Continue for approx 1/2 mile and turn left at crossroads into Pitchcroft Lane. Meadowcroft is the third property on the left, just over a small bridge.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows 3 of the 4 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 £1,850,000

EPC: C

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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