



**Twin Oaks, Haughton Lane, Haughton Village, Shifnal, TF11 8HR**









## Twin Oaks, Haughton Lane, Haughton Village, Shifnal, TF11 8HR

A stylish, contemporary residence standing in a particularly sought after location within large grounds of approximately 0.3 acres in total.  
Twin Oaks has recently been the subject of a comprehensive scheme of ground up renovation to provide a fine, modern home with a superb level of appointment throughout.



**TWIN OAKS**  
HAUGHTON LANE, HAUGHTON VILLAGE



Ground Floor



First Floor

HOUSE: 234.1sq.m. 2520sq.ft.  
GARAGE: 36.6sq.m. 394sq.ft.  
**TOTAL: 270.7sq.m. 2914sq.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

Haughton has long since been considered to be one of the most sought after addresses within Shifnal which is an affluent Shropshire village which provides a full complement of local facilities which are ideal for everyday needs.

Communications are excellent with Shifnal Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J4) being within a few minutes drive facilitating fast access to the entire motorway network. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

Twin Oaks is a substantial family home providing contemporary accommodation of the highest quality with a fine flow of rooms to both ground and first floors.

The property has recently been the subject of a comprehensive scheme of remodelling and refurbishment with all of the works having been carried out to an exacting standard. The house has been rewired and replumbed, new double glazing has been installed, the kitchen and bathroom suites are all new, there are external cameras and the overall finish is luxurious, one of much style and effect.

The house stands within large grounds with a total area of approximately 0.3 acres in total with a gated drive, sweeping lawns and a fine, open outlook.

## ACCOMMODATION

A composite front door with windows to either side opens into the HALL with mahogany flooring and a mahogany open tread staircase rising to the first floor, plinth uplighting and a CLOAKROOM with a contemporary black suite of WC and wall hung wash basin with cupboard above, marble effect tiled floor, a side window and a STOREROOM with wall mounted Worcester Bosch gas fired central heating boiler, pressurised hot water cylinder, marble effect floor tiling and a side window. The hall is open into the PRINCIPAL LIVING ROOM with a dining area with a raised plinth mahogany floor with a living area beyond with a media wall to one end with tiled wall with living flame fire beneath and contemporary shelving to one side. There are bifold doors to the garden together with a tall, dual height window and concealed uplighting. There is a SITTING ROOM with marble effect floor tiling and a light corner aspect with a rear window and French doors and windows to the side terrace. The KITCHEN has a full range of contemporary cabinetry and coordinating centre island with breakfast bar end along with glass fronted downlit display cabinets, all with quartz working surfaces, a range of built in appliances including an induction hob with filtration unit above, an electric oven, a combination microwave oven and grill, two fridges with freezers beneath, a dishwasher and a wine cooler, a corner carousel unit, marble effect tiled floor with underfloor heating, integrated ceiling lighting, a picture window to the front together with a window to the side and stable style external door. A door from the kitchen opens into a side lobby with steps leading down to a large LAUNDRY / BOOT ROOM with wall and base mounted cupboards with butchers block work surfaces, plumbing for a dishwash, space for a tumble dryer, tiled floor, an external door and an internal door to the garage.

The open tread mahogany staircase rises from the reception hall to the galleried landing with wiring for wall lights. The PRINCIPAL SUITE has a large double bedroom with a light corner aspect with a side window and a window to the rear with a lovely view, wiring for a wall mounted TV and a door to the stylish, EN-SUITE BATHROOM with a contemporary suite with a free standing bath, wall hung WC with concealed flush, vanity unit with twin circular sinks with drawers and shelf beneath, marble effect tiled floor, tiled walls, a fully tiled double shower with twin waterfall heads, each with separate hose beneath, integrated ceiling lighting and a window. There are THREE FURTHER GOOD SIZE BEDROOMS, two of which have French doors opening onto a timber balcony with balustrading and outstanding open viewings and there is a HOUSE BATHROOM with a well appointed, contemporary suite with a free standing bath and separate shower with waterfall head and separate hose, a WC and wall hung vanity unit with wash basin and drawers beneath, oak flooring, part tiled walls, integrated ceiling lighting and two towel rail radiators.

The house stands behind a wide, contemporary fenced frontage providing a high degree of privacy with remote controlled gates and a pedestrian gate with intercom opening onto the gravel DRIVE which provides ample off street parking and which leads to the GARAGE with a remote controlled door, electric light and power, a door into the laundry / boot room, double glazed rear windows and a store room. There are front lawns with sandstone edged, slate steps leading to a path to the front door. The front lawns sweep around to the side of the property with a timber decked terrace with timber garden shed and the REAR GARDEN is an excellent size with open view across adjoining fields and farmland and a tree studded backdrop.

We are informed by the Vendors that all mains services are connected

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 Standard and Superfast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website shows very low

## DIRECTIONS

Using the What3words app: [///third.shaves.skyrocket](https://www.what3words.com/third.shaves.skyrocket)

Offers Around £850,000

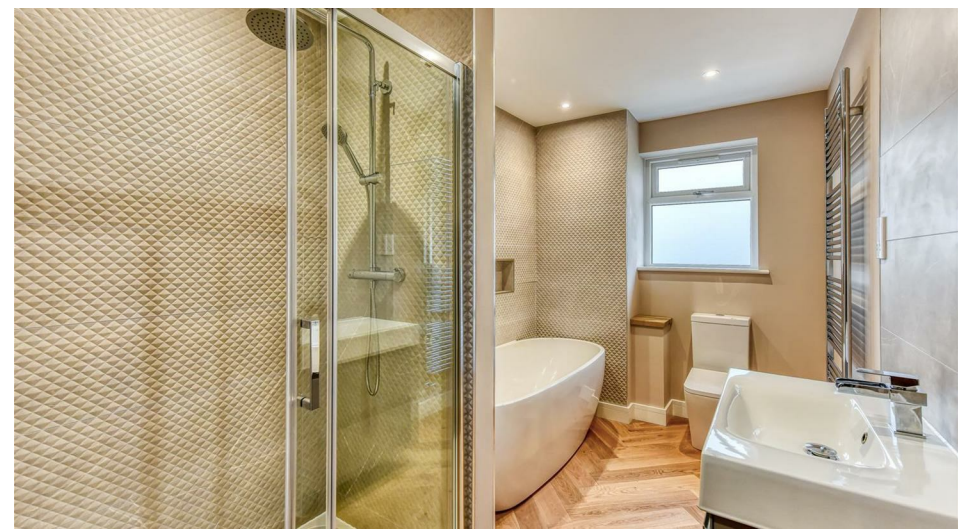
EPC:

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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