



2 Station Cottage, Station Road, Ditton Priors, Shropshire, WV16 6SS

BERRIMAN
EATON





2 Station Cottage, Station Road, Ditton Priors, Shropshire, WV16 6SS

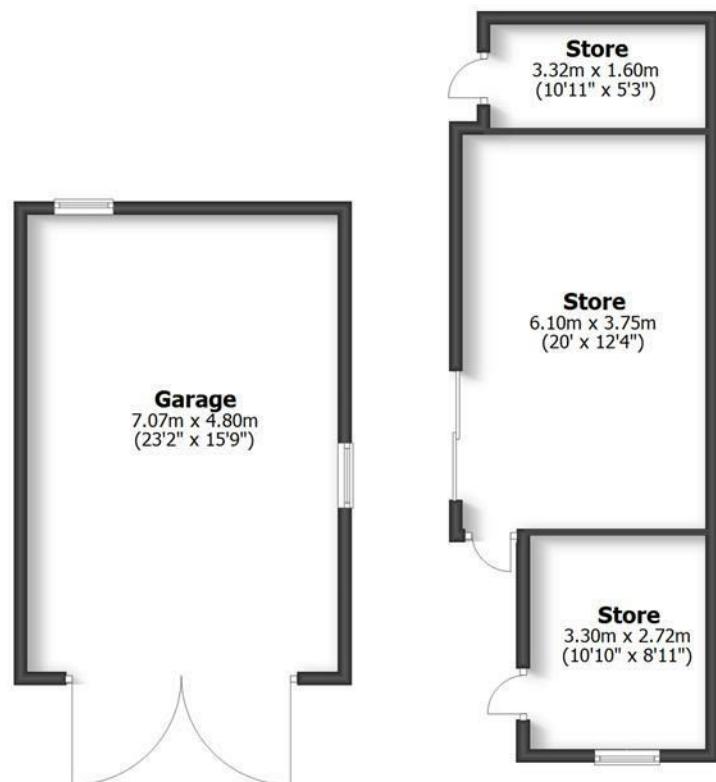
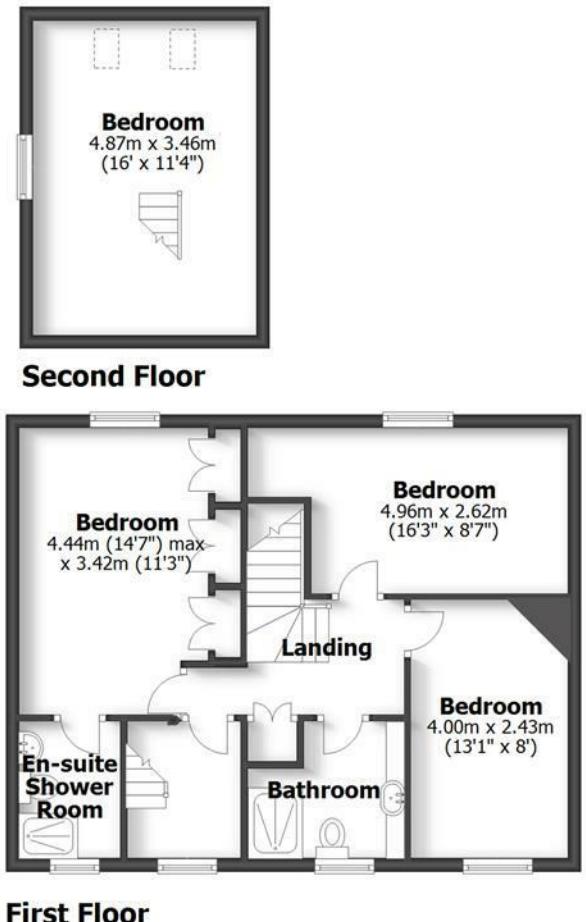
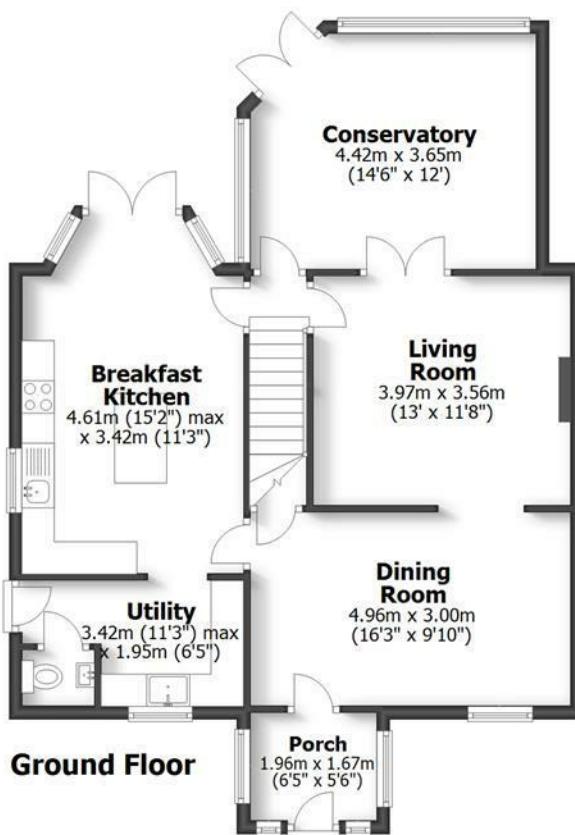
A dream home with wonderful natural light and tasteful modern appointments. This village property enjoys large gardens, garaging, workshop and very private aspects. Walking distance to the Primary School, shop and

Doctors Surgery. Miles of walking around the accessible Brown Clee.

Bridgnorth - 9 miles, Ludlow - 12 miles, Shrewsbury - 21 miles, Kidderminster - 19 miles, Telford - 17 miles, Wolverhampton - 24 miles, Stourbridge 23 miles, Birmingham - 38 miles. (All distances are approximate).

2 STATION COTTAGE

STATION ROAD, DITTON PORIORS



HOUSE: 150.9sq.m. 1,624.4sq.ft.
 GARAGE: 33.9sq.m. 365.3sq.ft.
 STORES: 37.8sq.m. 406.5sq.ft.
TOTAL: 222.6sq.m. 2,396.2sq.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

Formerly an old station cottage, set back off Station Road along a private shared drive enjoying a peaceful setting with far reaching views to the rear. Ditton Priors is a rural village South West of the historic market town of Bridgnorth, located at the foot of the Brown Clee Hill and surrounded by beautiful natural Shropshire countryside giving access to many walks and activities. The village itself has a selection of local amenities including a primary school, church, post office, medical practice and convenience store. There is also a petrol station, public house and a village hall/community centre.

ACCOMMODATION

On entering the cottage through the front door, a useful entrance porch provides good cloaks and boot storage with a door opening through into the dining room. A window looks out to the front elevation along with an understairs storage cupboard and fitted furniture to provide a study area. The breakfast kitchen is fitted with a range of matching base and wall cabinets along with a centre island which incorporates a breakfast bar. There is an inset sink unit with granite work tops and space for appliances. French doors open out onto the rear patio with garden beyond. Leading off the kitchen is the utility fitted with contrasting units, inset Belfast sink, side door and a guest WC. The living room features an inglenook fireplace housing a woodburning stove. Doors open into the delightful conservatory which enjoys an outlook across the rear garden and beyond. From the inner hall stairs rise to the spacious first floor landing. The principal double bedroom enjoys a dual aspect with views, fitted wardrobes and an en-suite shower room. There are two further double bedrooms and a modern fitted family bathroom. A further staircase rises to a second floor bedroom which is currently being utilised as a home office having a window to the side with elevated views and two sky lights.

OUTSIDE

The cottage is approached via a gated block paved driveway providing ample parking with a large foregarden, enclosed by a picket fence boundary and beautiful planted borders. The garden extends around to the side and rear with a detached garage and lawned gardens edged by well stocked mature borders and a hedge boundary giving a high degree of privacy along with views across to the Brown Clee. Within the gardens there are seating and dining terraces with a pathway leading through to a large vegetable patch, orchard, pond and a range of outbuildings.

SERVICES

We are advised by our client that mains water, foul and electricity are connected. Oil fired central heating. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: C.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth on the A458 towards Shrewsbury. On entering Morville, fork left onto the B4368 sign posted Craven Arms. Follow this road along and after approximately 3 miles turn left sign posted Ditton Priors. On entering the village of Ditton Priors continue through passing the petrol station on your right, turn left into Station Road. Continue down station road, passing the school entrance. As the road straightens out you will also pass Oak Farm on the left. Turn right under the oak trees immediately after this.

Offers Around £500,000

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