



Roseleigh
Bratton Road | Bratton | Telford | Shropshire | TF5 0BT

FINE & COUNTRY

ROSELEIGH

Introducing Roseleigh, an exquisite property that combines elegance, modern comfort, and idyllic surroundings, nestled within the sought-after Bratton Road Near Wellington, Shropshire. This stunning residence offers a truly exceptional living experience, where every detail has been carefully curated to provide a luxurious and welcoming atmosphere.



KEY FEATURES

As you approach Roseleigh through the electric gates, you are greeted by a characterful exterior that exudes charm and original features. The property sits proudly within its substantial plot, featuring beautifully landscaped gardens, manicured lawns, and mature trees, creating a peaceful and private haven. The impressive driveway leads to ample parking space for multiple vehicles and on past the house you have secure garaging, stores, paddocks and woodland gardens.

Upon entering the property, you are immediately struck by the abundance of space and original features. The spacious hallway sets the tone for the rest of the home, boasting high ceilings, elegant lighting fixtures, and polished tiled flooring, which flows seamlessly throughout to the reception rooms.

The ground floor of Roseleigh offers a variety of inviting living spaces, perfect for entertaining guests or relaxing with family. The double aspect lounge area provides a warm and inviting atmosphere, with large windows that flood the room with natural light, creating a bright and airy ambiance. A feature fireplace adds a touch of elegance and provides a cozy focal point during the cooler months.

Adjacent to the lounge, you will find the dining room, ideal for hosting dinner parties and special occasions. The room boasts a calming atmosphere, enhanced by stylish décor and ample space for dining.

For those who appreciate culinary delights, the well-appointed kitchen/breakfast room will exceed expectations. The original design incorporates high-quality fixtures and fittings, including sleek countertops, appliances, and ample storage. The large breakfast area enhances the sense of space, and ensures there is ample space for eating together and is ideal for socialising.

The ground floor also features a versatile wet room, offering a private and serene space, as it is fully kitted out with additional cupboards and sink, and could easily be converted to a garden room leading out onto the decking (STPP). A convenient boot room allows for day-to-day access, while the additional sun rooms leads on to the bar area and then through to the fabulous pool house, which is presented at an impeccable standard.









SELLER INSIGHT

“ Positioned on the northwest tip of Telford in Bratton – originally a village – this delightful period home is set in approximately two acres of land comprising gardens, an orchard, a paddock and a shaded woodland area with a beautiful mix of mature copper beech, red oak, silver birch and holly trees. Built in 1840 and several times extended, and reconfigured, Roseleigh has oodles of charm and plenty of space to accommodate family and entertain friends. The main part of the property has five large bedrooms, a library and a games room while a glass link area leads to a bar and an indoor swimming pool set within its own pool house. It has some lovely period features including original harlequin tiles, two staircases and a galleried landing. Above all, the current owners chose the property for its versatility; ‘inside there are a fantastic variety of rooms which lend themselves to being social or quiet while outside the space is really varied – there are areas to suit just about every mood and season.’ The combination of sitting in a generous plot and being right on the edge of the countryside means it’s a great home for enjoying an outdoor life; ‘the house is very close to the Silkin Way, a fourteen-mile walking and cycling route through Telford starting in Bratton and finishing in Coalport; the whole area is great for walking, cycling and horse riding,’ say the owners.

‘The house is set behind electric gates operated for a key fob which connects to one’s smartphone so it’s very secure. The grounds include a large wooden shed and three garages with electronic shutters and power. There is parking for a good number of cars.’

‘The main garden is quite formal and manicured, then there is the woodland part beyond which is an area with a polytunnel – this is the ideal spot for a kitchen garden. Fruit trees include plum, apple and pear.’

‘We love that the kitchen is a large enough space to accommodate a big table and the garden large enough to host parties and celebrations, like our wedding. There’s even space for camping in the paddock.’

‘The house is south facing at the front and the whole plot gets all day sun – the back is a real suntrap however there are plenty of shady areas too.’

‘It’s a really tranquil spot and we’ve felt very spoilt living here.’**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









KEY FEATURES

Ascending the staircase to the first floor, you will discover the sumptuous master suite, a true sanctuary for relaxation. This indulgent retreat features a generously proportioned bedroom with dual aspect, while the ensuite bathroom is a luxurious haven, complete with a freestanding bathtub, a walk-in shower, vanity units, and exquisite tiling, creating an ambiance of opulence and tranquillity. Roseleigh offers four additional well-appointed bedrooms, each boasting its own unique charm and character. These bedrooms are complemented by a family bathroom, which offers contemporary fixtures and fittings, including a separate shower, ensuring convenience for all residents and guests.









Outside

The exterior of Roseleigh is as impressive as the interior, with beautifully gardens that provide an idyllic setting for outdoor relaxation and entertainment. The extensive lawns and woodland gardens, offer plenty of space for children to play or for hosting social gatherings, while the mature trees and shrubs create a sense of privacy and tranquillity. Tucked discreetly behind the woodland gardens are the open paddocks which will make ideal grazing or superb pony paddocks for equestrian pursuits.









INFORMATION

Roseleigh's location on Bratton Road is highly desirable, providing easy access to Wellington, Telford and surrounding areas. The property benefits from its proximity to local amenities, including shops, restaurants, schools, and recreational facilities. Additionally, the picturesque countryside and stunning walks of Shropshire are just a short distance away, allowing residents to enjoy the best of both worlds

In summary, Roseleigh presents a rare opportunity to acquire an exceptional family residence that offers characterful charm, potential for further barn conversion and development (STPP) plus equestrian and swimming facilities.

- Guide Price £1,175,000
- 5 Bedroom detached family home
- Secluded woodland gardens
- Extensive pool house and pony paddocks
- Electric gates and private driveway
- Sun room and bar
- Many original features
- Available with no onward chain

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01952 780778.

Website

For more information: <https://www.fineandcountry.co.uk/telford-estate-agents/contact>

Opening Hours

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 3 pm



Roseleigh Bratton Road, Bratton, Telford

Approximate Gross Internal Area

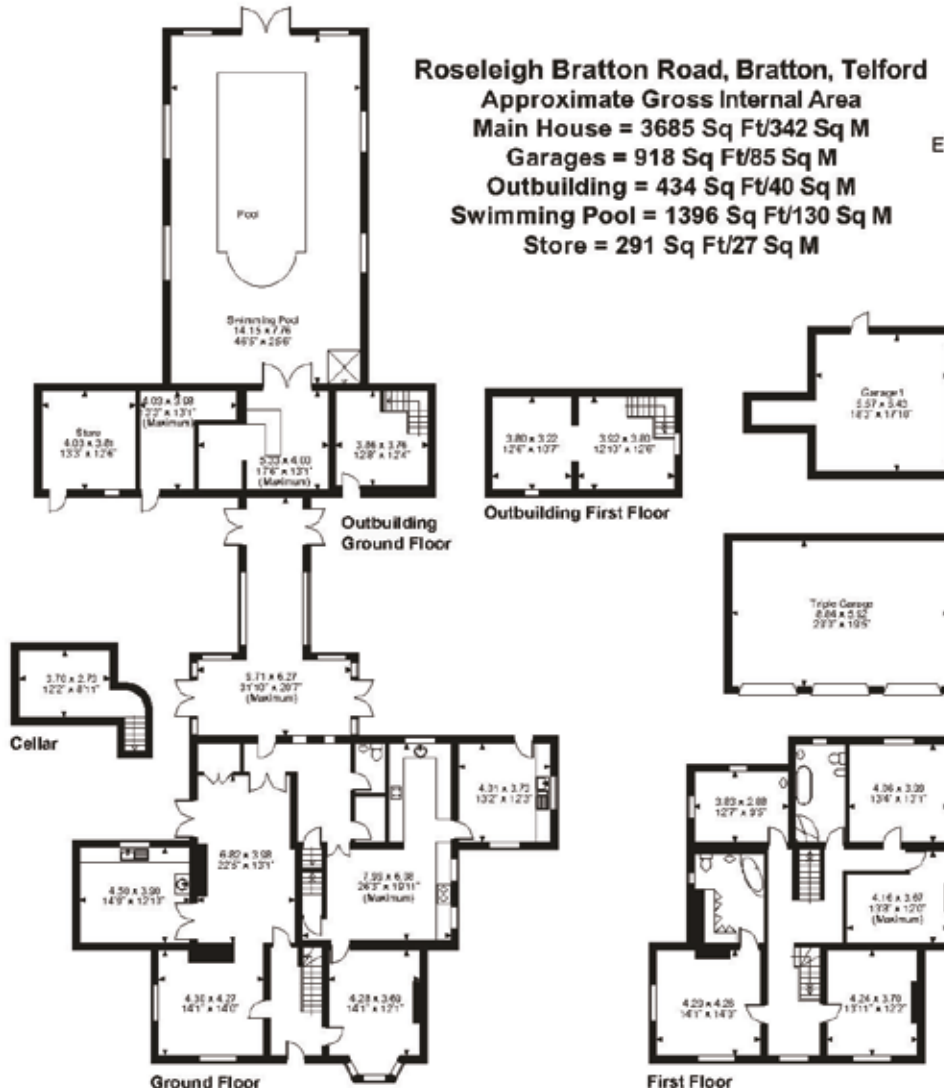
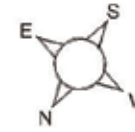
Main House = 3685 Sq Ft/342 Sq M

Garages = 918 Sq Ft/85 Sq M

Outbuilding = 434 Sq Ft/40 Sq M

Swimming Pool = 1396 Sq Ft/130 Sq M

Store = 291 Sq Ft/27 Sq M

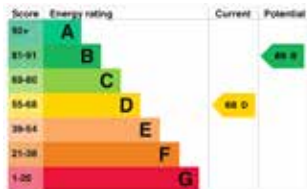


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The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold
Council Tax Band: G



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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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'I'm a family man with 22 years experience within the UK luxury property market, having worked at high end agencies within Shrewsbury, the Home Counties and Prime central London . Having re-located back to Shropshire with my young family back in early 2020, I'm now delighted to be able to offer my clients the very best possible standard of bespoke agency, advice and marketing know how.'

THE FINE & COUNTRY
FOUNDATION

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