



Inglewood  
Pinewood Road | Ashley Heath | Market Drayton | Staffordshire | TF9 4PW

FINE & COUNTRY



# INGLEWOOD

*Nestled in the heart of the picturesque Ashley Heath, Inglewood is an exemplary five-bedroom, three-bathroom detached executive residence that has been designed and built to incorporate the very finest detailing, exuding comfort, style and opulence from the moment you arrive. This magnificent property really must be viewed in order to fully appreciate its exceptional charm.*







# KEY FEATURES

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Inglewood is sited on a generous plot and is approached via a private driveway, which leads to an open aspect at the front of the property, providing ample parking and turning, while the integral garage offers further space for secure parking, if required.

As you enter the home, circa 4300 sq. ft., you are greeted by a spacious and open entrance hallway featuring a striking bespoke oak staircase, ascending to a galleried landing. This property benefits from an "A" rated EPC and is designed for optimum light, comfort and energy saving, with the majority of rooms advantaged by either double or triple aspect.

The kitchen is expansive, with a delightful family / lounge area leading to the impeccably crafted cupboards, with granite worktops and premium appliances including an integrated wi-fi enabled Bosch dishwasher, Samsung American-style fridge freezer, and dual fuel Rangemaster cooker. The spacious kitchen island sits six comfortably, and enjoys additional modern features such as integral charging points and ample storage.

The utility room and WC are discreetly and conveniently positioned behind the kitchen, with the utility room also offering granite worktops and significant storage in addition to the Samsung washer and tumble dryer, and Hotpoint integrated tall freezer.

The separate dining room boasts bi-fold doors to the southerly garden, while both the kitchen and the living room offer bi-folds out to the secluded sun terrace, perfect for entertaining.

The living room is generously sized to meet all possible needs and is enhanced by the presence of a multi-fuel log burner; while the home office enjoys a lovely triple aspect and is considered to be just a bit quieter, as it is positioned away from the main hub of the home.

Furthermore, on the ground floor there is the added benefit of a large walk-in storage room accessed via the entrance hall, to accommodate all of the day-to-day items that we need but don't want on display.

Upstairs, the landing boasts significant open space, which is an absolute pleasure to behold, while the principal bedrooms both offer substantial ensembles and walk-in dressing rooms, which is a delightful touch. Furthermore, the larger guest bedroom is spacious and grand, while the two further double bedrooms mirror one another in space and layout, both enjoying built-in wardrobes. As one would expect, the 4-piece family bathroom is finished to the very highest specification.

In every respect, not only has this property been finished to the very highest standard, but the significant thought that has gone into the design is clear for all to see. The property was only recently constructed and subsequently offers additional peace of mind with a comprehensive 9+ year structural warranty insurance policy, and boasts an array of security and fire safety systems for ultimate peace of mind.





















# KEY FEATURES

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## PROPERTY DETAILS:

- Total Living Space: 4294 Square Feet
- Construction: Traditional Brick and Block

## BEDROOMS:

- Five Spacious Double Bedrooms
- Two En-suite Bedrooms
- Separate Large Family Bathroom

## INTERIOR FEATURES:

- Well-proportioned and Free-flowing Rooms
- High Ceilings
- Large Entrance Hall with Feature Solid Oak Staircase
- 360 Degrees Feature Galleried Landing to First Floor
- Cottage Oak Internal Doors with Modern Chrome Ironmongery

## ENERGY EFFICIENCY:

- "A" Rated EPC
- Dual Zone Controlled Central Heating and Hot Water Systems (Smart App Operated)
- Whole House PIV System (Positive Input Ventilation System)
- 4KW Solar Panel Array, 3.6KW Inverter, and 9.5KWh Storage Battery
- Solar iBoost Immersion Heater System for Unvented Hot Water Storage Tank

## SECURITY FEATURES:

- Security Camera System (Smart App Operated)
- Security Alarm System

## UTILITY AND TECHNOLOGY:

- Worcester Bosch Gas Boiler and Unvented Hot Water Storage Tank
- Gigabit Network Sockets (14 Points) and TV Aerial Sockets (8 Points)
- LED Lights Under All Kitchen/Utility Room Wall Units

## ADDITIONAL FEATURES:

- Large Plot in Excess of 1400m<sup>2</sup>
- Granite Hearth
- Solid Oak Mantle
- 10-Year Structural Warranty (Over 9 Years Remaining)













































# INFORMATION

No detail has been overlooked in the construction and design of Inglewood. High-end finishes, quality materials, and exquisite craftsmanship are evident throughout, ensuring that this home will stand the test of time. This is your opportunity to own a home that not only meets your needs but exceeds your expectations. Inglewood on Pinewood Road, Ashley Heath, represents the pinnacle of luxury living in a prime location. Don't miss your chance to make this dream property your own. Contact us today to schedule a private viewing and experience the magic of Inglewood for yourself. Your dream home awaits!

## Viewing Arrangements

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

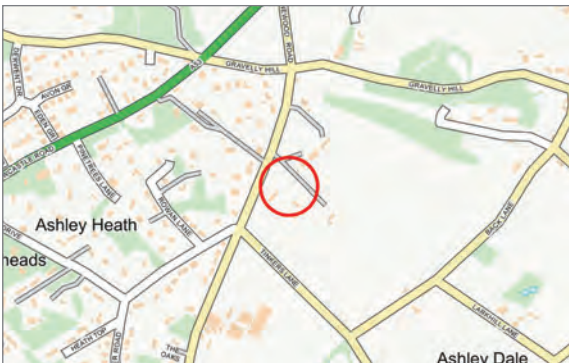
## Website For more information

<https://www.fineandcountry.co.uk/telford-estateagents/contact>

## Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 3 pm

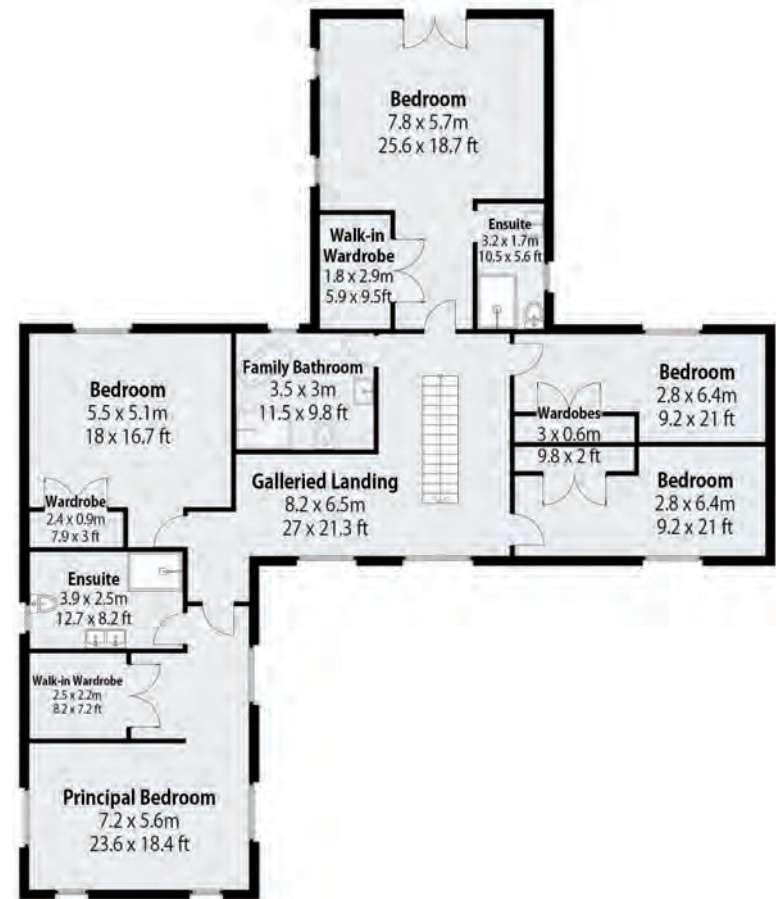


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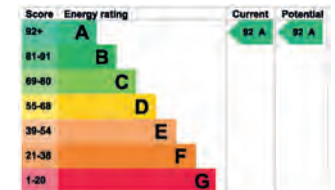




**Total Combined Area: 413.2m<sup>2</sup> | 4447.6 Sq Ft.**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Tenure: Freehold  
Council Tax Band: G



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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