



SAMUEL WOOD

Cheriton, Plealey, Nr Pontesbury, Shrewsbury, Shropshire, SY5 0UY

Offers In The Region Of £400,000



# Cheriton, Plealey

Nr Pontesbury, Shrewsbury, Shropshire, SY5 0UY



- Spacious & Versatile Accommodation
- 4 Bedrooms (one ground floor)
- Kitchen & Utility Room
- Double Glazing & Oil Central Heating
- Professionally Designed Gardens - Approx 1/5th Acre
- Tranquil Escape with Adjacent Countryside Views
- 2 Reception Rooms & Versatility Area
- Ground Floor Shower Room
- Near to Pontesbury Village Amenities
- EPC Rating D

Cheriton is a remarkable property situated in the picturesque village of Plealey, near Pontesbury. It features a stunning, professionally designed garden spanning approximately 1/5th of an acre, offering a tranquil escape and breath-taking views of the adjacent countryside. This charming home provides versatile living spaces, presenting an excellent opportunity for customisation to suit your personal tastes and needs. The nearby village of Pontesbury offers comprehensive facilities, enhancing the appeal of this delightful residence.

The ground floor comprises a welcoming reception hall leading to a living room that overlooks the beautiful garden, providing a serene view and natural light. The separate dining room is perfect for formal gatherings, while the functional kitchen, complete with an integrated pantry, caters to everyday culinary needs. Additionally, the ground floor includes a bedroom/reception room and a 'versatility' area - currently used as a bedroom, a ground floor shower room, and a utility room, ensuring practical and flexible living spaces.

Ascending to the first floor, the spacious landing with ample storage connects to three generous bedrooms, each offering comfort and tranquility. These well-proportioned rooms provide ample space for family, guests, or home office setups, ensuring adaptability to various lifestyle requirements. The thoughtful layout of Cheriton emphasises both functionality and comfort, making it an excellent opportunity for customisation and personalisation to suit individual preferences.

Outside, Cheriton is enveloped by professionally designed gardens that span approximately 1/5th of an acre. These meticulously maintained gardens feature a wide range of ubiquitous plantings, offering a colourful and vibrant outdoor space. The gardens provide glorious views and aspects towards the adjacent Shropshire countryside, creating a peaceful and scenic environment perfect for relaxation and outdoor activities. This stunning outdoor setting enhances the overall appeal of Cheriton, making it a delightful residence in a picturesque village location.







## Directions

From Pontesford, continue off the A488 to Plealey. When in the village, Cheriton is the third house on the right-hand side immediately after the crossroads.

Services: We understand that the property has oil heating, mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: up to 1000 Mbps

Flood Risk: No Risk.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





**Floor 0**

**Floor 1**



**Approximate total area<sup>(1)</sup>**  
1302.22 ft<sup>2</sup>

**Reduced headroom**  
13.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk