



SAMUEL WOOD

Estover Lodge, Sleaford, Long Lane, Telford, Shropshire, TF6 6HQ

Offers In The Region Of £725,000



Estover Lodge, Sleaford

Long Lane, Telford, Shropshire, TF6 6HQ



- Stunning Spacious Brick Built, Three Bedroom, Detached Bungalow with Detached One Bedroom Annexe
- Stables & Garage & Store Rooms & Outside WC
- Inspection Essential to Appreciate The Outstanding Merits
- Separate Paddock - Approx 1 Acre
- Huge Potential for Extension to Existing Bungalow (subject to planning approval)
- Established Landscaped Plot - Approx 1 Acre. Potential to purchase extra land.
- Annexe with Large Open Plan Bedroom/Living Room & Kitchen Shower Room & Garden Room
- Superb Rural Location with Fantastic Road Links
- Main Bungalow with Two Reception Rooms & Breakfast Kitchen & Two Shower Rooms
- EPC Rating tbc

Presenting Estover Lodge, an exquisite country property encompassing a generously spacious three-bedroom brick built detached bungalow, a separate one-bedroom annexe/log cabin providing versatility for various needs, detached garage, double stables, all nestled within nearly an acre of meticulously landscaped gardens and grounds, along with an additional separate one-acre paddock, also with potential to purchase adjoining land. This stunning property offers a rare combination of privacy and tranquility, all within a conveniently accessible location providing easy commuting distance to motorway access, local amenities, and rail links.

The main residence is thoughtfully divided into two distinct sections. The living area features a spacious lounge with French doors opening to the garden, a charming log burner, a dining room, and a breakfast kitchen with integral appliances. The reception hall showcases parquet flooring, adding a touch of elegance. The living quarters comprise three double bedrooms, including an extended master suite with a recently refitted en-suite wet room shower, and an additional separate wet room shower.

The detached log cabin, currently utilized as an office/storage space, offers a large open-plan bedroom and living area, a kitchenette, a dining area, loft storage with ladder access, a shower room, and a garden room. Externally, the property boasts extensively landscaped gardens with a large patio area and a captivating entertaining space featuring a solid wood gazebo.

The double stables come equipped with power and a water supply as does the detached garage (with inspection pit) and the workshop with storage. The ample parking at the front of the property enhances its practicality. The seamless blend of internal living space and gardens is accentuated by French doors from both the master bedroom and living room, providing a sense of great privacy, space, and tranquility.

Viewing is imperative for equestrian enthusiasts, those running a home business, or anyone seeking a private residence with excellent facilities in a semi-rural setting, all while maintaining excellent transport links.

** Please note that we have added images of the annexe as it was before it was used as office space.







Directions

Services: We understand that the property has mains oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 9 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: E

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.







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