



SAMUEL WOOD

2 Haughtmond Houses, Somerwood, Uffington, Shrewsbury, Shropshire, SY4 4RN

Offers In The Region Of £450,000



2 Haughmond Houses, Somerwood

Uffington, Shrewsbury, Shropshire, SY4 4RN



- Beautifully Presented & Extended Property
- Sky Lantern & Bi-Fold doors to the Garden
- Three bedrooms & Family Shower Room
- Landscaped Gardens with Outdoor Studio
- Gated Driveway for 3 Vehicles & Car Charging Point
- Stunning Open Plan Living/Dining/Kitchen
- Utility & Ground Floor Stylish Shower Room
- Converted Loft with Velux views
- Village Hall, Church & Pub with River Views
- EPC Rating F

2 Haughmond Houses, Somerwood is a beautifully presented three bedroom semi detached home approx. two miles from the sought after village of Uffington and nestled approximately one mile Haughmond Hill. Boasting a high spec extension, this property features a stunning open plan living space ideal for modern family life. A thoughtfully converted loft offers versatile additional accommodation. Outside, landscaped gardens provide a private retreat, complete with an impressive outdoor studio/office. Uffington benefits from a village hall, a welcoming public house with river views and excellent access to the A49, A5, M54 and beyond - perfect for commuters. Combining stylish interiors with an idyllic location with countryside views, this home offers both comfort and convenience.

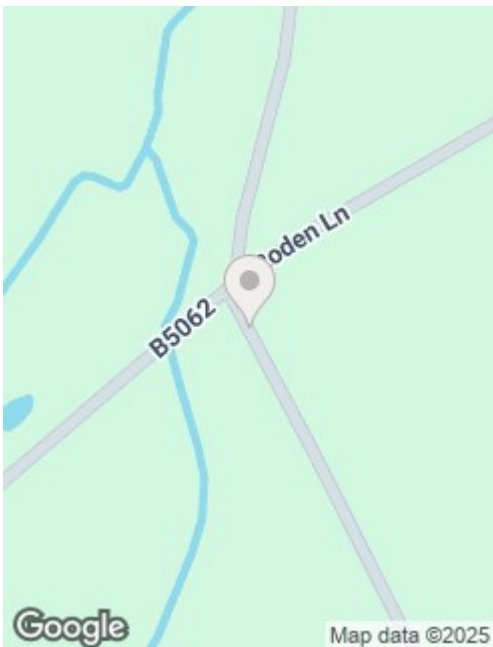
On the ground floor, a welcoming reception hall leads to the home's showpiece – a stunning open-plan living, dining and kitchen. Designed for modern living, this light-filled space boasts a striking sky lantern, bi-fold doors to the garden and a cosy log burner to the living room area. The contemporary kitchen is equipped with high-quality AEG built-in appliances, including an induction hob, two fridge freezers, dishwasher and two ovens. A spacious utility room offers further storage and leads to a generously sized, elegantly finished shower room, an additional reception room to the front aspect is accessed from the open plan living room.

The first floor offers three generously proportioned bedrooms and a wet room. The master bedroom benefits from built-in storage and enjoys lovely views over the surrounding countryside. A converted loft space, complete with Velux window, provides a versatile additional room and far-reaching views.

Outside, approached over a shared drive, the property's gated driveway accommodates up to three vehicles and includes a car charging point, landscaped front garden with Indian stone slabs and access to the impressive outdoor office/studio with car port. The rear garden has been beautifully landscaped with porcelain stone paving, a central astro turf section and enjoys truly spectacular views. over adjacent countryside. The property also benefits from new windows and doors and a modern boiler (electric) was installed just three years ago, ensuring comfort and efficiency.







Directions

What3Words - [///contracts.spires.affords](https://www.what3words.com/contracts.spires.affords)

Services: We understand that the property has mains electricity, mains water and private drainage septic tank).

Broadband Speed: Basic 8 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

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: C

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 Plans



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

www.samuelwood.co.uk

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