



SAMUEL WOOD

Rivendell, Church Road, Dorington, Shrewsbury, Shropshire, SY5 7JL

Offers In The Region Of £475,000



Rivendell, Church Road

Dorrington, Shrewsbury, Shropshire, SY5 7JL



- Versatile, Spacious Detached Property
- Stylish Contemporary Interior Finish
- Large & Versatile Garage/Workshop
- Peaceful Fringe-of-Village Setting
- Offered with No Upward Chain
- Spacious & Bright Living Spaces
- Beautifully Landscaped Private Garden
- Extensive Driveway Parking Available
- Short Walk to Local Amenities
- EPC Rating C

This attractive detached property combines generous living space with a peaceful village edge setting, offering a beautifully balanced home that has been thoughtfully improved by the current owners. With a welcoming atmosphere and a layout suited to modern living, it blends comfort, practicality and style throughout. The house enjoys plenty of natural light, well designed storage and quality finishes that enhance day-to-day ease. Its landscaped gardens, extensive parking and sizeable garage/workshop create excellent appeal for families, hobbyists or those seeking room to grow. Positioned just moments from village amenities including a church, primary school, shop, butchers and popular pub/restaurant, the property provides both convenience and tranquillity. Offered with no upward chain, it presents an excellent opportunity for buyers looking for a well located and move ready home.

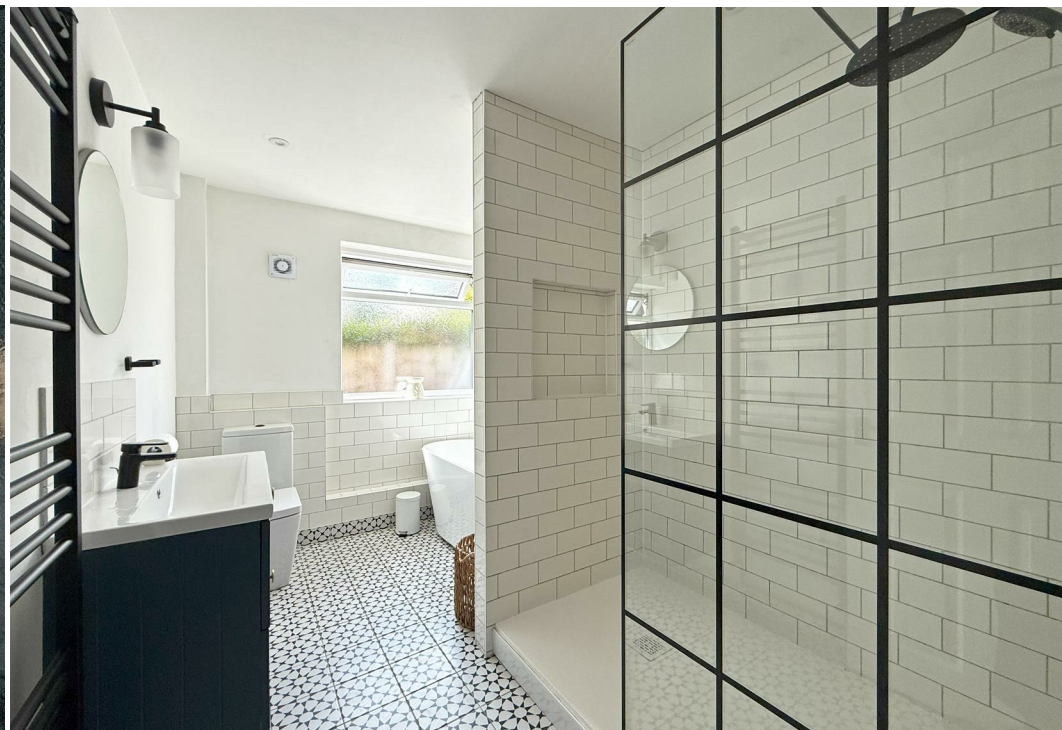
The interior of the property is designed to feel bright, spacious and adaptable, offering a welcoming environment for both daily living and entertaining. High-quality finishes, including wood-effect herringbone flooring and modern fittings add an elegant touch while maintaining practicality. The layout provides a comfortable flow between living areas, enhanced by generous natural light and well planned storage solutions throughout. Thoughtful updates by the current owners ensure a blend of character and modern convenience. With multiple bedrooms arranged across two floors and flexible spaces suited to work, relaxation or family use, the home caters easily to a wide range of lifestyles.

Outside, the home is complemented by beautifully landscaped gardens designed for enjoyment and low maintenance appeal. A neatly tended lawn, raised beds and flourishing borders create a colourful, peaceful backdrop, while a paved sun terrace offers the perfect setting for outdoor dining or quiet relaxation. The property benefits from a substantial garage/workshop, ideal for vehicles, hobbies or additional storage. Ample driveway parking extends along the front and side of the house, ensuring excellent practicality for families or visitors. The overall impression is one of space, privacy and thoughtful presentation.

The property occupies a superb position on the fringe of the village, offering a balance of tranquillity and everyday convenience. Its setting allows easy access to surrounding countryside while remaining well connected to nearby towns and transport routes. This combination of rural charm and practical amenities makes the location particularly appealing for families, commuters, and those seeking an active village lifestyle.







Directions

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

Broadband Speed: Basic 20 Mbps & Superfast 80 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: 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.

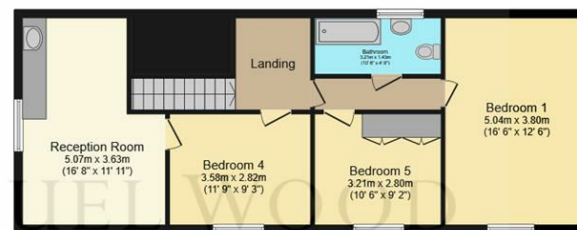
These details are awaiting final approval and may be subject to some changes.



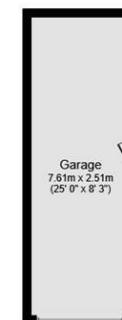




Ground Floor
Floor area 107.2 sq.m. (1,154 sq.ft.)



First Floor
Floor area 75.0 sq.m. (807 sq.ft.)



Garage
Floor area
19.0 sq.m.
(205 sq.ft.)

Total floor area: 201.2 sq.m. (2,165 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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