



SAMUEL WOOD



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8 Limes Paddock, Dorrington, Shrewsbury, Shropshire, SY5 7LF

Offers In The Region Of £650,000



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- Quiet Setting, Great Location
- Large Open-Plan Living Spaces
- Double Garage
- Enclosed Rear Garden
- Spacious and Well Planned Accommodation
- Contemporary Kitchen, Built-In Appliances
- Off-Road Parking
- EPC Rating D

Welcome to Limes Paddock, set in the heart of picturesque Shropshire, this charming property offers an exquisite blend of modern comfort and countryside tranquility. Discover the epitome of refined living, perfectly positioned in a sought-after area, this home presents a lifestyle of serenity and convenience.

Located in the charming village of Dorington, experience the best of countryside living while being within easy reach of Shrewsbury's and Church Stretton's amenities. Excellent transport links ensure effortless commuting, with proximity to major roads and public transportation.

The property also boasts an enclosed garden, complete with access to open fields to the rear. Perfect for outdoor relaxation and entertaining. A double garage provides convenient vehicle storage with off road parking to the front.

Step into a beautifully designed home boasting spacious interiors flooded with natural light. The open-plan layout seamlessly connects the living, dining, and kitchen areas, ideal for both relaxation and entertainment. The heart of this home is its contemporary kitchen, featuring top-of-the-line appliances, sleek countertops, and ample storage space, creating an inviting atmosphere for culinary enthusiasts. A useful utility room provides further storage with planned space and plumbing for washing machine and space for further appliances.

A stunning conservatory offers versatile living space with direct access to the garden, enjoy the beauty of nature in your private garden space, perfect for outdoor gatherings, gardening, or simply unwinding amidst the serene surroundings.

Retreat to one of five comfortable bedrooms, each designed to provide a peaceful sanctuary. The primary bedroom offers privacy and comfort, complete with an ensuite bathroom for added convenience. The Four further bedrooms share access to the beautifully appointed spa-like bathroom, ensuring comfort and privacy for all family members.

Ample parking space, including a double car garage, ensures convenience and provides further storage. Enjoy breathtaking views of the surrounding countryside from various vantage points within the property, this superb property represents an exceptional opportunity for those seeking a harmonious blend of sophistication, comfort, and location.







Directions

When approaching from Shrewsbury, proceed south on the A49. On entering the village of Dorrington, take the first right onto Limes Paddock indicated by the agents direction board, the property will be found on the left hand side.

Services: We understand that the property has gas-fired central heating, mains electricity, mains water, mains drainage and double glazed windows.

Broadband Speed: Basic 17 Mbps, Superfast 78 Mbps

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: F

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.

To appreciate the unique charm and character of 8 Limes Paddock, we highly recommend arranging a viewing, contact the Craven Arms Office on Tel: 01588 672728 Email: cravenarms@samuelwood.co.uk







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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