



Offers in Excess of  
£650,000

KEY TENURE:

EPC RATING: C

COUNCIL TAX BAND: D

## Stoke Heath Market Drayton

Sandy Lane Stoke Heath  
Market Drayton Shropshire



***Equestrian facilities with homes are rare to find so we are sure this versatile property is going to be popular. Having two adjacent paddocks, the property is set in approximately 3.4 acres and includes an equestrian yard with stables and ample parking for commercial vehicles if required.*** The home however is not exclusive for those with horses as the surrounding gardens and land will also appeal to those looking for relaxed country living. The versatile layout of the home is ideal for families, comprising of an entrance hallway, bay fronted living room, large extensively fitted contemporary dining kitchen, separate utility and guest WC. There are two bedrooms and a contemporary bathroom to the ground floor and to the first floor two further bedrooms and another contemporary fitted family bathroom. The property has a rural setting with far reaching views.

- Four Bedroom Detached Home
- Set In 3.4 Acre With Equestrian Facilities
- Rural Location With Rural Views
- 17 Solar Panels
- Stunning Large Contemporary Dining Kitchen
- Ground & First Floor Bathrooms

You can reach us 9am to 9pm, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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## Entrance Hallway

Accessed through a double glazed front entrance door with fixed side panel, solid wood floor, two wall light points, coved ceiling, stairs to the first floor with under stair store cupboard below and contemporary radiator.

## Living Room 11' 0" x 16' 1" (3.35m x 4.9m)

A lovely bright room which has a fireplace set within the chimney recess incorporating a log burner set on a marble hearth. There is a radiator, double glazed bay window to the front and double glazed window to the side.



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## **Dining Kitchen** 13' 0" x 22' 2" (3.95m x 6.76m)

A fabulous room which is extensively fitted with a range of contemporary base and wall units, work surfaces to two walls with matching upstanding, inset one and a half bowl stainless steel sink unit, drainer and mixer tap. Integrated appliances include double oven, microwave, two fridges, dish washer and touch control four ring ceramic hob with black glass splash back up to the cooker hood over. Inset ceiling spot lighting, radiator and double glazed French doors to the front and double glazed window to the side. Skylight window to the part vaulted ceiling and door to a useful pantry.



## **Inner Hallway**

Doors off to the garage, utility and guest WC. Tiling to the floor and double glazed door to the side.

## **Utility** 6' 3" x 5' 4" (1.9m x 1.63m)

Fitted with base and wall units, work surface and inset stainless steel sink unit, drainer and mixer tap. Space below for washing machine, tiling to the floor, tiled splash backs, radiator and double glazed windows to the side and rear.



## **Guest WC**

Fitted with a low level WC.

## **Bedroom One** 12' 2" x 12' 1" (3.7m x 3.69m)

A double bedroom which has radiator, double glazed bay window to the front and double glazed window to the side.



## **Bedroom Two** 8' 0" x 12' 11" (2.45m x 3.93m)

Radiator and double glazed windows to the side and rear.



## **Bathroom** 8' 9" x 6' 0" (2.66m x 1.83m)

Fitted with a contemporary white suite comprising panel bath with tiled splash back, separate corner shower cubicle, half pedestal wash basin and low level WC. Contemporary radiator, inset ceiling spot lighting and double glazed window to the rear.

## **Landing**

Having doors off to the two bedrooms, walk in wardrobe with hanging rail and door to the bathroom.

## **Bedroom Three** 12' 8" x 12' 2" (3.85m x 3.71m)

Double doors to eaves storage, radiator and double glazed window with views onto the paddock.





**Bedroom Four/Study** 13' 10" x 9' 7" (4.22m x 2.91m)

Radiator, double glazed window to the side, built in cupboard and a further eaves storage area.

**Bathroom** 8' 2" x 10' 6" (2.49m x 3.21m)

Fitted with a contemporary white suite comprising panel bath with mixer tap and pull out shower hose, pedestal wash basin and low level WC. Tiled splash backs around the bath and basin area, radiator and double glazed window to the rear looking onto the stable area, rear paddock and far reaching views beyond.



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## Outside Front

The home is set back from the lane approached along a long driveway providing lots of parking which continues to the side through double gates. The front garden is lawned with ornamental pond, flower beds, rose beds and greenhouse. There are established hedges and trees to both sides providing lots of privacy.

## Outside Rear

The rear garden is again lawned with a sun terrace and low fencing with a gate onto the adjacent stabling area and equestrian yard.

## Garage 17' 5" x 9' 10" (5.32m x 3.0m)

Having a roller door, power, lighting and solar panel controls. The garage is open plan to the adjacent workshop.

## Workshop 9' 2" x 9' 10" (2.8m x 3.0m)

Having power, lighting and door to the adjacent tack room.

## Tack Room 9' 10" x 7' 3" (3.0m x 2.2m)

Having shelving, radiator and open plan to a further extension of the room with double glazed window to the side and composite door to the equestrian yard.

## Equestrian Yard & Parking

There is a tall wooden double gate which opens onto the extensive parking area, more than enough for a variety of commercial vehicles. A double five bar gate leads into the hardstanding to the front of the stable blocks with further gates to the side and rear paddocks.

## Stable One 12' 0" x 12' 6" (3.65m x 3.81m)

Integrated to the home with stable door to the front.

## Stable Two 9' 3" x 17' 9" (2.83m x 5.42m)

## Stable Three 17' 9" x 11' 4" (5.4m x 3.45m)

## Hay Store 17' 9" x 11' 4" (5.4m x 3.45m)

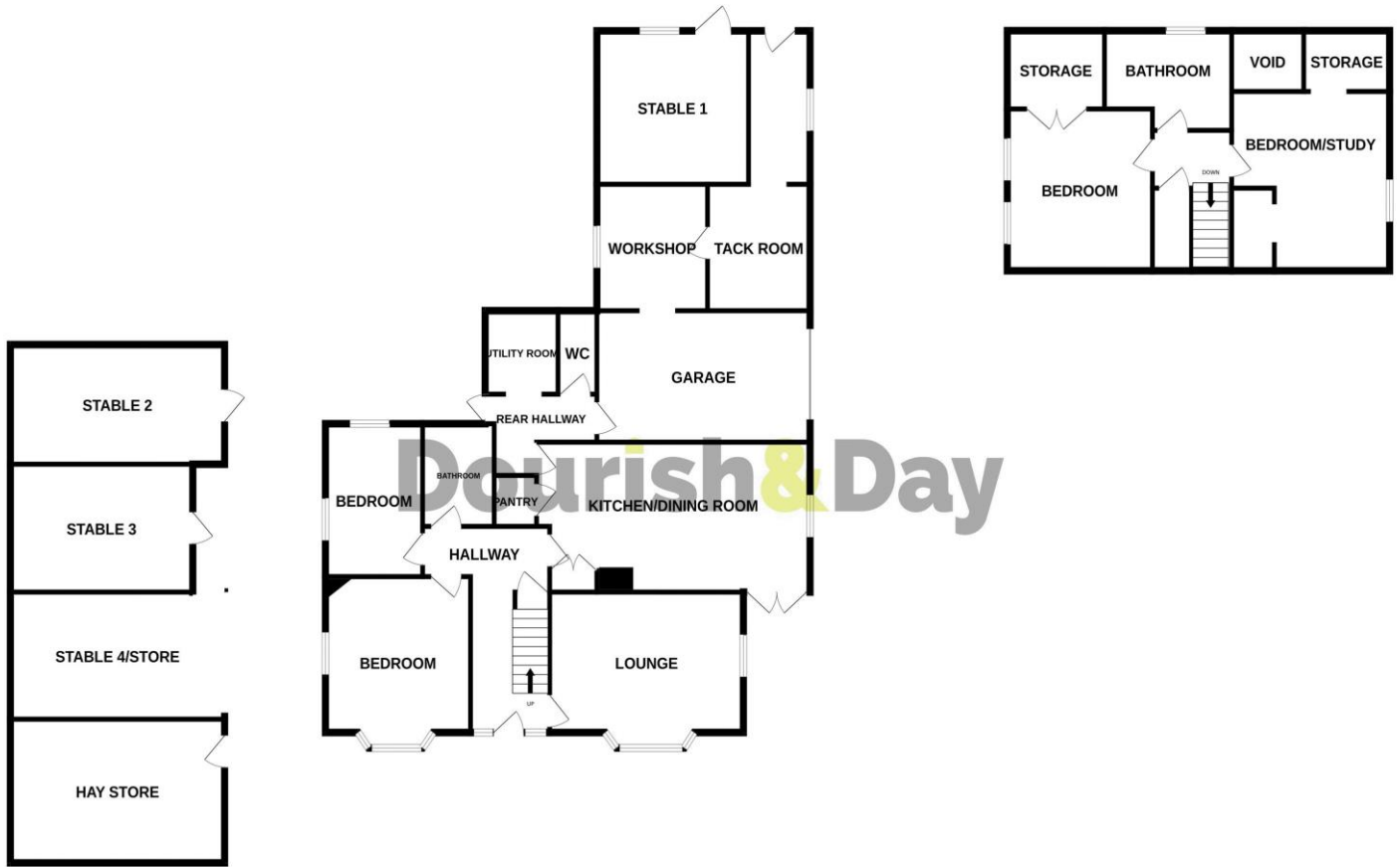
## Two Paddocks

There are two free draining sandy soil paddocks with the property, both of which have gates from the yard area. There is also a produce garden with adjacent wood store and garden shed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		Current	Potential
Energy efficiency - lower ratings costs			
92+	A		89
81-91	B		
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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