

£895,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: G

Ashley Market Drayton

Charnes Road Ashley
Market Drayton Shropshire



We are delighted to offer you this exquisite four-bedroom detached home that embodies sophistication and elegance. Located in the charming village of Ashley, this remarkable residence offers a luxurious lifestyle for discerning buyers seeking their "perfect" home.

Upon arriving at Oak Tree House, you'll pass through electric gates, with parking and a double garage conveniently on your right passing the landscaped front gardens or continue to the top of the block-paved driveway, where additional parking for multiple vehicles awaits. As you reach the pinnacle, you'll be captivated by the striking glass gable facade of this stunning home—a truly impressive welcome! Inside you will find generous sized rooms throughout including three reception rooms plus a large extensively fitted dining kitchen which is the hub of the home, separate utility and guest WC. There are four double bedrooms, two stylish en-suites and a family bathroom. As well as the double garage there is an attached single garage and landscaped gardens to the rear, designed for relaxation. This really is a stunning home.

- Stunning 4 Bed Detached Contemporary Home
- Light & Spacious Open Plan Living Space
- Double Garage With Room Over & Single Garage
- Two En-Suite's, Family Bathroom & Guest W.C
- Beautiful Private Landscaped Gardens
- Desirable Village With Excellent

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

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Entrance Hallway 9' 10" x 21' 0" (3.0m x 6.4m)

As you approach the home, you can not fail to be impressed by the two storey fully glass feature entrance into the hallway through the double glazed front entrance door which floods the room with lots of natural light. There is under floor heating which continues throughout the ground floor and includes the porcelain tiled floor to the hallway. An open plan return oak staircase leads to the first floor and there are double doors off to the lounge and further matching doors to the dining room, dining kitchen and study.

Lounge 25' 2" x 14' 8" (7.67m x 4.48m)

A spacious full length front to rear lounge which has a wide recess fireplace incorporating a Stovax wood burner. There are double doors from the hallway, two double glazed windows to the front and double glazed bi-fold doors to the rear making this room once again full of natural light.



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Dining Room 10' 4" x 14' 10" (3.14m x 4.52m)

Two double glazed windows to the front and sliding foldaway double doors to the fitted kitchen.

Study 8' 6" x 9' 10" (2.58m x 3.0m)

A versatile room ideal as a work from home space and is fitted with a desk and cupboard and double glazed window to the rear.

Dining Kitchen 21' 0" x 14' 11" (6.4m x 4.55m)

There is an extensive range of split level base units and matching central island with granite work tops incorporating a breakfast bar and food preparation area. The island has an inset four ring induction hob with ceiling mounted contemporary cooker hood over. One and a half bowl single drainer sink unit with granite etched drainer. Integral appliances include a side by side oven and microwave oven, dishwasher and one and a half fridge. There are inset ceiling spot lighting and once again lots of natural light thanks to the bi-folding doors onto the rear garden and double glazed window to the side.

Utility 7' 8" x 9' 1" (2.33m x 2.78m)

Fitted with a range of contemporary base and wall units, work surface and inset stainless steel sink unit, drainer and mixer tap. Work surface down lighting, tiling to the floor and integrated washing machine. Double glazed door and window to the rear and doors off to the garage and guest WC.

Guest WC

Fitted with a low level WC and pedestal wash basin with tiled splashback. Tiling to the floor.

First Floor Landing

The spacious central gallery landing has matching doors off to all principle rooms plus store cupboard. Again the two storey floor to ceiling feature glass wall floods the landing with natural light and there are inset ceiling spot lighting.

Bedroom One 14' 8" x 14' 9" (4.48m x 4.5m)

A generous sized double bedroom which is fitted with a full length row of wardrobes with inset ceiling spot lights in front of the wardrobes. Contemporary radiator and double glazed window to the rear.

En-Suite Shower Room 5' 10" x 8' 8" (1.79m x 2.63m)

A stylish en-suite which is fitted with a contemporary white suite comprising low level WC with concealed cistern, curved vanity wash basin with mixer tap and walk in shower area with recess shelf and open





ended drying area. Tiling to the walls with inset display niches and vanity shelf. Heated towel rail and double glazed window to the side.

Bedroom Two 12' 11" x 9' 11" (3.93m x 3.02m)

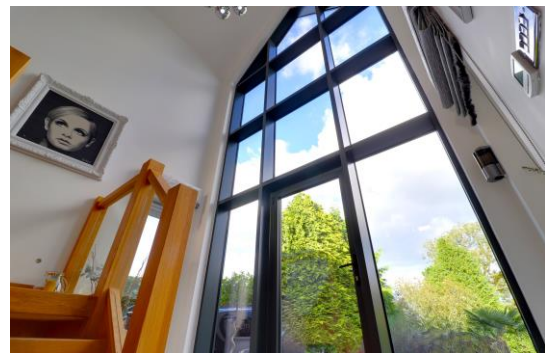
A further double bedroom with fitted wardrobes, drawers and dressing table. Contemporary radiator and double glazed window to the rear.

En-Suite Shower Room 8' 6" x 3' 10" (2.6m x 1.17m)

A stylish en-suite which is fitted with a contemporary white suite comprising low level WC with concealed cistern, vanity wash basin with mixer tap and double width shower cubicle. Tiling to the walls around the suite area, tiling to the floor, heated towel rail and double glazed window to the rear.

Bedroom Three 11' 1" x 14' 5" (3.38m x 4.4m)

Another spacious double bedroom with two rows of fitted wardrobes with sliding doors, radiator and two double glazed windows to the front.



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Bedroom Four 11' 2" x 14' 10" (3.4m x 4.52m)

The final bedroom and another double with fitted wardrobes, dressing table and drawers. Contemporary radiator and two double glazed windows to the front.

Family Bathroom 8' 6" x 9' 3" (2.6m x 2.82m)

A further stylish bathroom which is fitted with a contemporary white suite comprising wall mounted low level WC with concealed cistern, half pedestal vanity wash basin with mixer tap, panel bath with mixer tap and separate shower cubicle. Tiling to the walls around the suite area, tiling to the floor and two double glazed windows to the rear.

Attached Single Garage 20' 0" x 9' 11" (6.1m x 3.03m)

Having an electric up and over door, power, lighting and door through to the utility.

Detached Double Garage 19' 8" x 19' 8" (6.0m x 6.0m)

Located at the bottom of the driveway and having a double up and over door, power, lighting and windows to two sides.

Outside Front

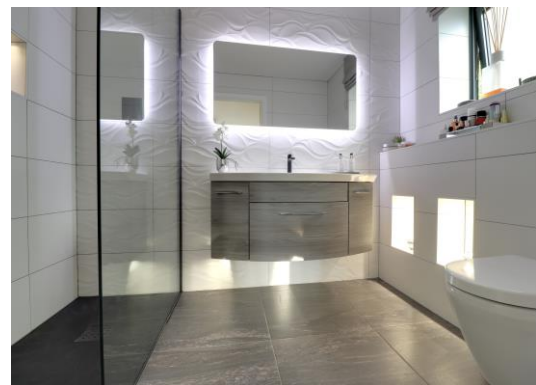
On arriving at Oak Tree House you will drive through the electric double gates with intercom system passing the detached double garage and parking if preferred at the bottom of the driveway. Alternatively, carry on up the block paved driveway to further parking adjacent to the home passing the landscaped front garden which includes terraces lawns with central steps to the entrance up to the impressive glass gable wall.

Outside Rear

The landscaped rear garden has been planned with relaxing in mind and has is a full length paved patio area and seating areas for relaxing. Steps lead up to the lawned garden with a variety of specimen trees and shrubs, further areas to relax and a fire pit of cosy evenings. Throughout the garden there is lighting illuminating various areas and plants allowing enjoyment of the garden well into the late evening.

ID Checks

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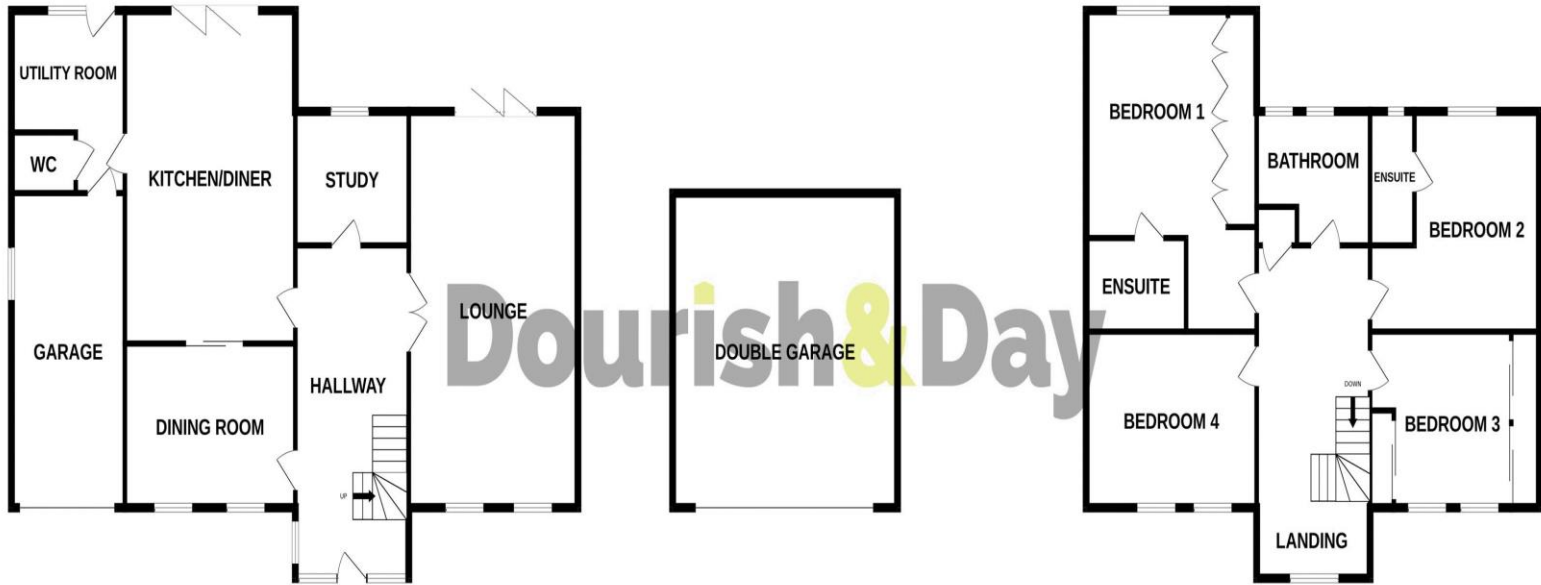
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GROUND FLOOR

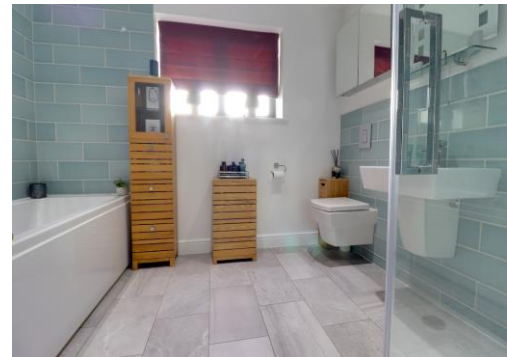
1ST FLOOR



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
<small>Best energy efficient - lower running costs</small>			
92-101	A		88
81-91	B		
69-80	C		82
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	
<small>www.epi.eu.com</small>			



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