



## ‘Grey Gables’, Chetwynd Aston, Newport. Offers in the region of £500,000

Being set well back from the road, this 3/4 Bedroom, 1930's, detached house sits within a fabulous wrap-around plot with far-reaching countryside views which may be enjoyed from all upstairs Bedrooms. Having been owned by the same occupants for over 30 years, the versatile living accommodation provides the opportunity for a downstairs Bedroom or additional reception room, the beautiful bay windows provide characterful charm and the plethora of built-in cupboards ensure you have more than ample storage space!

Briefly comprising Entrance Porch, Entrance Hallway, Dining Room, Lounge, Study, (historically a downstairs bathroom with existing plumbing in situ), downstairs Bedroom 4/Playroom/Reception Room, Breakfast Kitchen, Utility Room, Conservatory, 3 Bedrooms (Master with En-suite Bathroom) and Family Shower Room, externally there is a sizeable driveway leading to the Garage and Carport. The stunning gardens extend to 3 sides of the property and provide a private haven within which to relax. Oil C.H. & D.G. throughout. EPC Rating F. Council Tax Band D.

# 'Grey Gables' Chetwynd Aston Newport Shropshire

**Property entered via**  
sliding glass door into

**Entrance Porch** 9' 0" x 2' 9" (2.74m x 0.84m)  
Door into

**Entrance Hallway** 11' 6" x 10' 0" (3.50m x 3.05m)  
Provides access to all downstairs rooms and stairs to first floor.

**Dining Room** 14' 3" x 12' 2" (4.34m x 3.71m) (plus bay window)  
Open-plan to

**Lounge** 15' 4" x 10' 4" (4.67m x 3.15m)  
Sliding patio doors to the rear garden.

**Study** 10' 9" x 6' 11" (3.27m x 2.11m) (max less cupboard)

**Bedroom 4/ Play Room/ Reception Room** 12' 1" x 10' 10" (3.68m x 3.30m)  
(plus bay window)

**Breakfast Kitchen** 13' 5" x 12' 1" (4.09m x 3.68m)

**Utility Room** 13' 11" x 8' 6" (4.24m x 2.59m) (max)  
Oil C.H. boiler.

**Conservatory** 13' 10" x 13' 4" (4.21m x 4.06m)  
Double French doors to the rear garden.

**Upstairs to**  
first floor landing which provides access to all Bedrooms and Family Shower Room. Loft hatch to loft space.

**Master Bedroom** 17' 11" x 10' 11" (5.46m x 3.32m) (plus bay window)  
Eaves storage space.

**Master En-suite Bathroom** 8' 1" x 6' 9" (2.46m x 2.06m) (plus cupboard continuing into eaves)

**Bedroom 2** 10' 11" x 10' 9" (3.32m x 3.27m) (plus bay window)

**Bedroom 3** 10' 4" x 8' 1" (3.15m x 2.46m) (plus wardrobe continuing into eaves)

**Family Shower Room** 11' 5" x 8' 3" (3.48m x 2.51m) (max)

## Outside

The long driveway opens out nearest to the house, Garage and Carport and provides ample parking space for several vehicles. The extensive wrap around plot affords privacy and offers a variety of seating areas and opportunities to connect with nature. The enclosed front garden is mostly laid to lawn with well established borders to the perimeter containing a variety of plants, shrubs and trees. A pathway runs inbetween some of the shrubs and trees, creating a "woodland walkway" feel. Closest to the house is a terrace area leading to the front door.

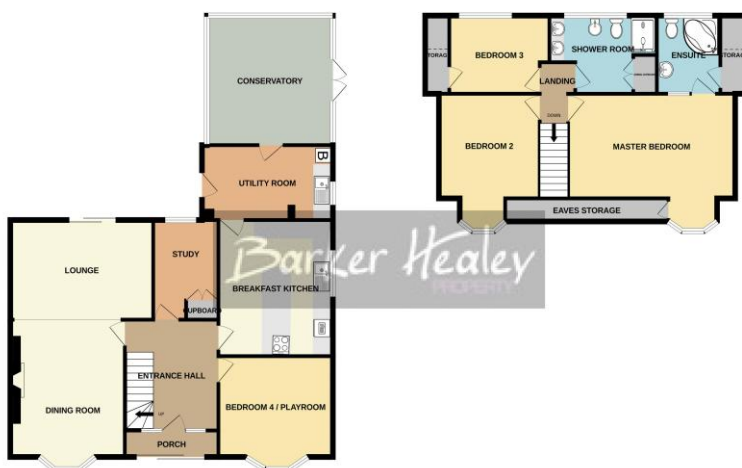
Gates to either side allow access to the rear garden which is on split levels and consists of paved patios and additional lawned areas with well stocked borders. Weatherproof electrical double socket provides the opportunity for someone to erect a home office etc., if desired. Wooden storage shed. Newly fitted oil tank to the rear of the Garage.

**Garage** 21' 8" x 10' 0" (6.60m x 3.05m)  
Up and over door to the front. Electric lighting and power.

**Carport** 14' 7" x 10' 0" (4.44m x 3.05m)  
Pedestrian door to the rear to access oil tank.

GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.

1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1826 sq.ft. (169.6 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operability or efficiency on the given date.  
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# Barker Healey

PROPERTY



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