



SAMUEL WOOD

The Old Post Office, 22 Soudley, Market Drayton, Shropshire, TF9 2SB

Offers Over £675,000



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- Unique Extended Family Home
- Bespoke Solid Maple Kitchen
- Three Main House Bedrooms
- Beautifully Renovated Throughout
- Koi Pond & Garden Storage
- One Bedroom & Bathroom Annexe
- Two Log Burners & Cast Iron Radiators
- Two Main House Bathrooms
- Generous Driveway & Garage
- EPC Rating D

A beautifully renovated and thoughtfully extended property offering versatile accommodation, character features and a high specification throughout. Combining period charm with modern family living, the property features a bespoke solid maple kitchen, oak flooring, bespoke solid oak wardrobes and cast iron radiators. Two log burners provide attractive focal points to the principal reception rooms, while the impressive kitchen is fitted with a range of quality appliances, including Neff double oven, microwave and hob, Zanussi dishwasher and a gas Rayburn, alongside a separate utility room. The main house offers three bedrooms, including a principal bedroom with en-suite, complemented by a separate one-bedroom annexe. Outside, there is a gated entrance, generous driveway, garage with EV charging point, koi pond and garden storage. Situated in the sought-after hamlet of Soudley, the property enjoys a peaceful rural setting while remaining within easy reach of Market Drayton and Newport.

The ground floor provides a welcoming entrance hallway with attractive oak flooring, leading to two well-proportioned reception rooms. The living room and separate snug each benefit from a log burner, creating warm and inviting spaces for relaxing and entertaining. The bespoke solid maple kitchen forms the heart of the home and is complemented by a separate utility room and downstairs WC. The kitchen is particularly well equipped, featuring a gas Rayburn, Neff double oven, microwave and hob, Zanussi dishwasher and a substantial fridge freezer. The property has undergone a comprehensive renovation, including new windows and doors throughout, updated electrics, a new consumer unit and a relatively recent mains gas boiler. Cast iron radiators add character throughout the accommodation.

The main house provides three bedrooms arranged across the upper floors, including a generous principal bedroom with en-suite facilities, together with a family bathroom. The bedrooms benefit from excellent proportions and useful storage, including bespoke solid oak wardrobes. The upper floor continue the property's characterful finish, with cast iron radiators being fitted upstairs to complement those already installed elsewhere. Wired smoke alarms and loft insulation provide additional practical benefits.

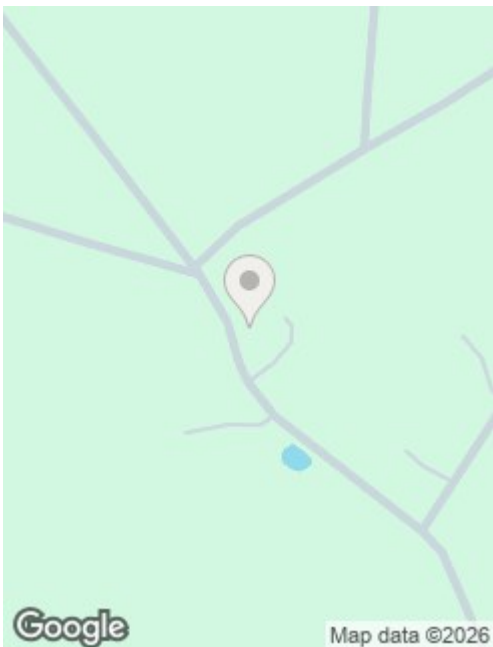
A particularly valuable feature is the separate one-bedroom annexe, attached to the main house at first-floor level but independent at ground-floor level. The accommodation comprises a versatile bedroom/living room with oak flooring and access to a balcony, together with a shower room and kitchen area. Cast iron radiators continue the characterful style found throughout the main property. The annexe offers excellent flexibility for dependent relatives, guests, independent living, home working or additional accommodation, subject to any necessary permissions.

The property is approached via a gated entrance and benefits from a generous driveway providing parking for approximately three to four cars. The garage offers further storage, useful overhead space and an electric vehicle charging point. The gardens feature an established koi pond, which will remain, together with a garden storage shed with power connected. Exterior sensor lighting and a Ring doorbell provide added convenience and security. The outside areas have also been renovated as part of the wider improvements to the property, creating an attractive and practical setting.

Situated in the sought-after hamlet of Soudley, the property enjoys a peaceful rural setting while remaining within easy reach of the market town of Market Drayton. The location offers an appealing balance of countryside living and everyday convenience, with local amenities, well-regarded schools and commuter links within easy reach. The nearby market towns of Market Drayton and Newport provide a wider selection of shops, cafés, restaurants and services, making Soudley an ideal choice for those seeking a quieter lifestyle without feeling isolated.







Directions

What3words: ///cactus.linguists.solid

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps & Superfast 54 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: C

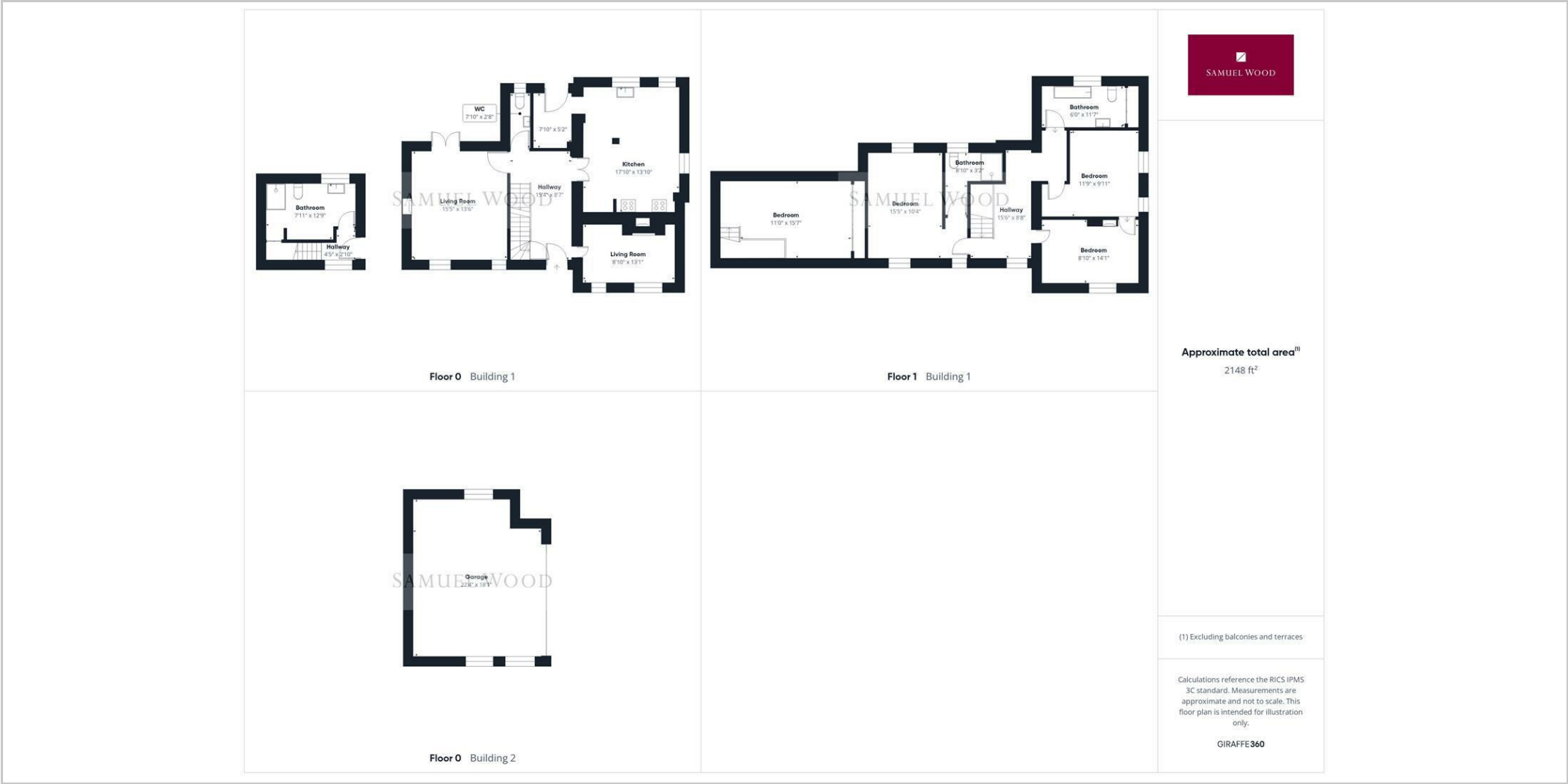
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







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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