

SANDBANK STATION ROAD

HODNET | MARKET DRAYTON | | TF9 3JD







A traditional three-bedroom semi-detached home occupying a generous plot in the highly sought-after village of Hodnet, boasting spacious accommodation, a large garden with open-field views, ample driveway parking and a garage.

Offers in the region of £300,000





2 3 1 D

- No Onward Chain
- Generous Plot
- Spacious Rooms
- Garage with Driveway
- Views over Open Fields
- Sought-After Location

DESCRIPTION

A traditional three-bedroom semi-detached home occupying a generous plot in a sought-after location, offering spacious accommodation and a particularly appealing garden setting.

The property provides two reception rooms, offering plenty of flexibility for everyday family life, entertaining or perhaps a separate dining room or home working space. The accommodation is complemented by a well-proportioned kitchen and three bedrooms, with the family bathroom and a separate W.C. adding a practical touch to the layout.

Outside, the property really comes into its own, with a large garden enjoying lovely views across adjoining open fields, providing an attractive backdrop and plenty of space to enjoy the outdoors. A driveway offers parking for several vehicles, alongside a garage, making this a particularly practical proposition for families and those needing additional storage.

Combining traditional semi-detached appeal, generous outside space and a lovely outlook, this is a home with plenty to offer.

LOCATION

The property is situated in the highly regarded village of Hodnet, a charming and historic North Shropshire village which combines an attractive rural setting with a strong sense of community. The village offers a range of everyday amenities, including a village shop, public house, doctor's surgery and primary school, making it a popular choice for families and those seeking village life.

Hodnet also has a fascinating history, with origins dating back to Saxon times and a wealth of historic buildings, including the Grade I-listed St Luke's Church with its distinctive octagonal tower. The village is also home to the beautiful Hodnet Hall Gardens, offering an impressive setting for leisurely walks and a popular local attraction.

Families will particularly appreciate the presence of Hodnet Primary School, which has achieved some encouraging academic results in recent years, while the surrounding countryside provides plenty of opportunities to enjoy the outdoors. With its welcoming community, historic character and attractive surroundings, it's easy to see why Hodnet remains such a sought-after place to live.

ROOMS

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

DINING ROOM

KITCHEN





CONSERVATORY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

W.C.

EXTERNAL

GARAGE

LOCAL AUTHORITY
Shropshire Council.

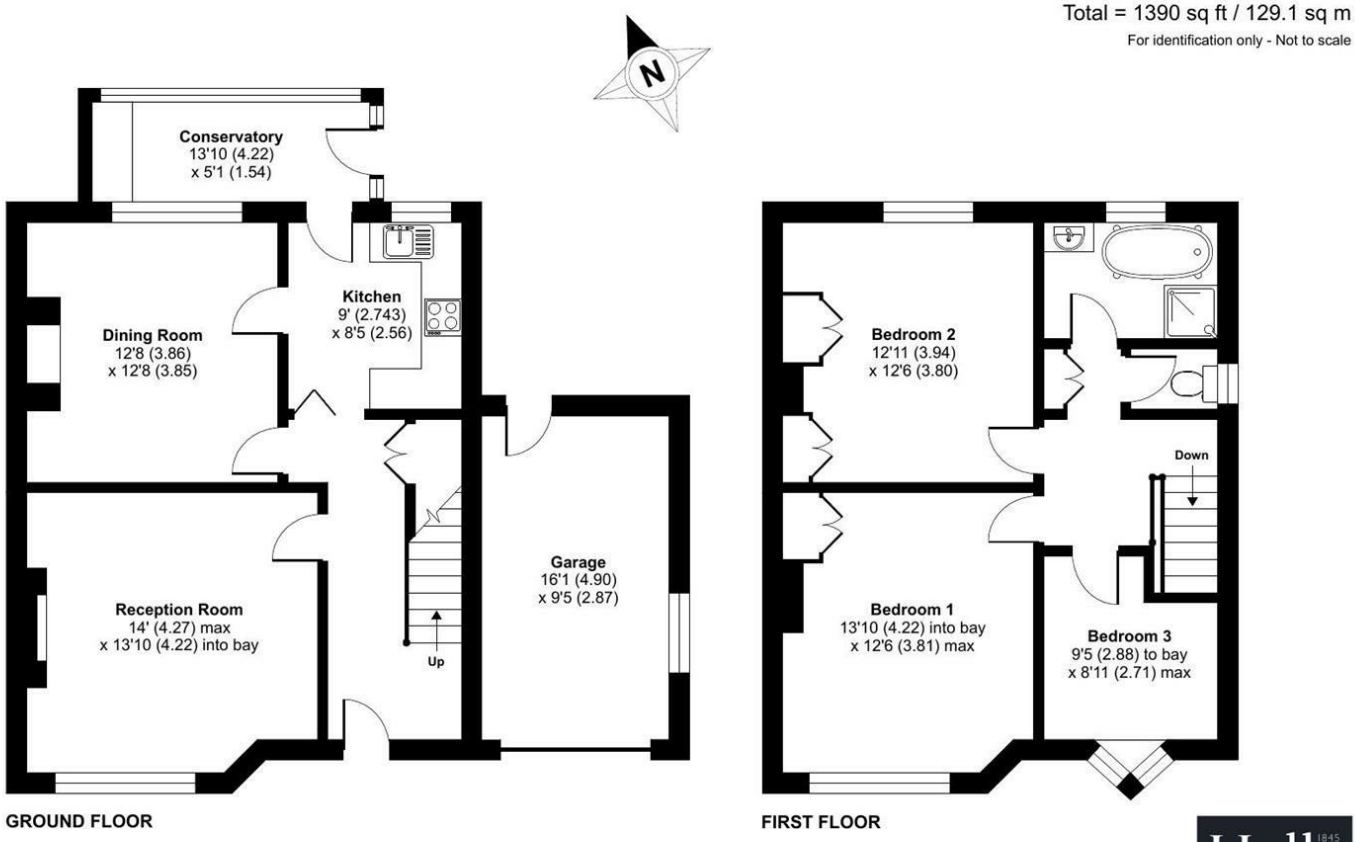
COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

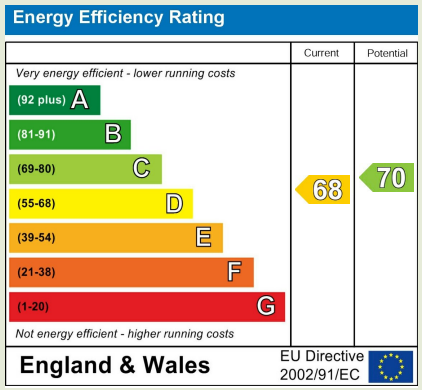
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 1240 sq ft / 115.2 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1390 sq ft / 129.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1541079



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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