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## Features

- Four Bedroom Detached Bungalow on a generous 0.8-acre Garden Plot with Superb Countryside Views
- Hallway, spacious Dining Kitchen, Lounge, impressive Garden Room with Utility Area
- Principal Bedroom with En Suite, two further Double Bedrooms, Bathroom

## Property Overview

Cherry Trees is an exceptionally spacious and beautifully presented Four-Bedroom Detached Bungalow, set within generous wrap around gardens and enjoying breathtaking, uninterrupted countryside views to the front.

The property sits in an elevated position, offering both privacy and a wonderful sense of space.

The well-designed accommodation is arranged around an inviting L shaped Hallway and includes a superb Open Plan Dining Kitchen with integrated dishwasher, fridge and freezer that's

perfect for modern family living. From here, a door leads into an expansive Garden Room with Utility area that's flooded with natural light and opening directly onto the patio and gardens. The spacious Lounge has a large picture window to take in the stunning views, and a multi-fuel stove.



The Principal Bedroom benefits from its own En Suite Shower Room, while three further Double Bedrooms and a well-appointed Family Bathroom complete the internal layout.

Outside, double electric gates open onto a sweeping driveway that leads up the side of the property, offering ample parking and access to a large Garage/Workshop. The surrounding gardens are a real highlight with generous lawns, mature planting, and a sun trap patio area perfectly positioned to take in those magnificent views.

The property is set along a country lane yet with easy access to the A41 for Newport, Whitchurch and Market Drayton. The closest village is Wistanswick with a local pub and annual village fete, with the closest Post Office and local store being in Hinstock.

Cherry Trees is a rare opportunity to acquire a mature, spacious home in a truly idyllic setting, so please call the team at our Market Drayton office on 01630 653641 to arrange your viewing.



**DIRECTIONS:** From Market Drayton take the A529 towards Hinstock, and after 3.6 miles turn right on Mill Green and cross straight over the A41 towards Childs Ercall. At the triangle, bear right and the property is approximately 0.4 miles on your right.

**SERVICES:** We are advised that mains water and electricity are available, with oil fired central heating and septic tank with soakaway. Barbers have not tested any apparatus, equipment, fittings etc., or services to this property, so cannot confirm that they are in working order or fit for purpose. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**AML REGULATIONS:** We are required by law to undertake Anti Money Laundering checks on all those buying a property. These are carried out on our behalf by Move Butler for an up-front fee of £30 plus VAT per buyer.

**COUNCIL TAX BAND:** E – Shropshire Council **ENERGY RATING – D** **TENURE:** We are advised that the property is Freehold **METHOD OF SALE:** By Private Treaty **COPYRIGHT:** The copyright for all images and text in this brochure and the online listing remains with Barbers and they cannot be reproduced without our written permission.

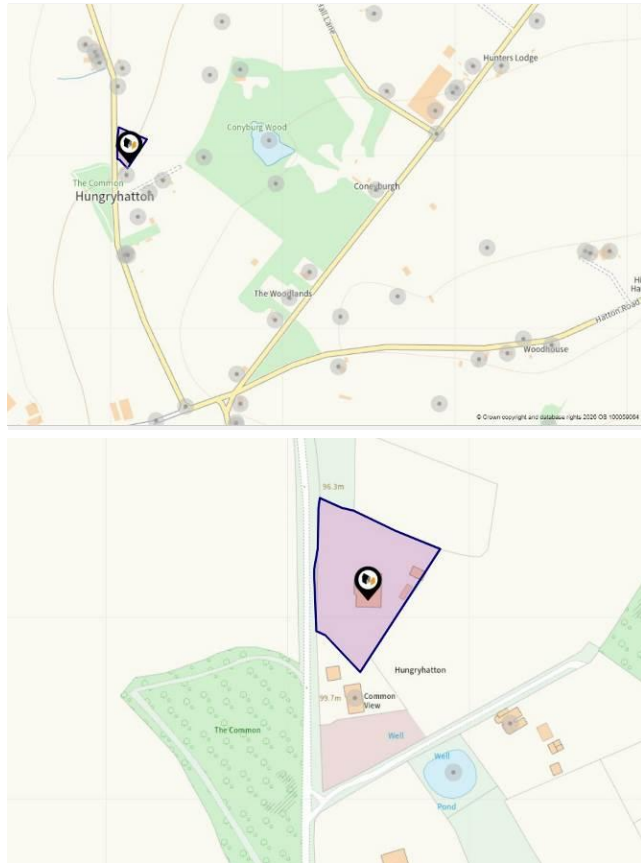


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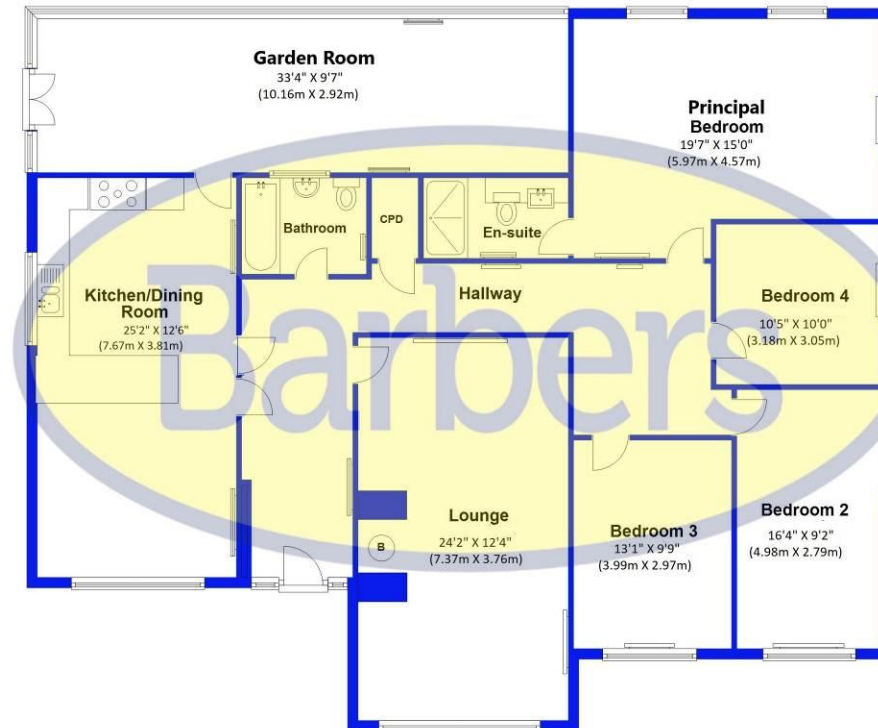


# Barbers





**Ground Floor**  
Approx. 191.5 sq. metres (2061.8 sq. feet)



Total area: approx. 191.5 sq. metres (2061.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes were measured dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

**5 Hatton Road, Hinstock, Market Drayton**

**PROPERTY INFORMATION:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If **floor plans** are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. **PROPERTY VALUATION SERVICE:** If you are looking to sell your property, our experienced Valuers can give you a Free, No Obligation Valuation on your property – please call us on 01630 654641 for more information on the services we offer which include **Independent Mortgage Advice and Surveyors**. **Property Reference:** MD35922120526



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