



1, DODINGTON

WHITCHURCH | SHROPSHIRE | SY13 1EA





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Whitchurch Town Centre 400 metres | Nantwich 12 miles | Shrewsbury 20 miles | Chester 20 miles
Crewe Station is 17 miles away and trains to London is about 1 hour 30 minutes (all mileages are approximate).

A WONDERFUL EARLY 19TH CENTURY THREE STOREY FAMILY HOME
WITH RECENT EXTENSION AND RETAINING MANY OF IT'S ORIGINAL
FEATURES.

Recent Orangery Extension
Enclosed Landscaped Courtyard
Period Features
Off Street Parking Close to Town Centre
Spacious Accommodation to 2,500ft²



Whitchurch Office

8 Watergate Street, Whitchurch,
Shropshire, SY13 1DW

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Viewing is strictly by appointment with the selling agents



The staircase ascends to the first floor where there is a large living room with dual aspect windows and feature cast iron Juliet balcony. This would also make a generous bedroom. The living room also has a feature fireplace with newly fitted log burning fire. Also to this floor is the second bedroom, a luxurious family bathroom with a large walk-in shower and a free-standing bath. There is a walk in airing cupboard, and the stairs ascend to the second floor.

To the second floor, there is a large master bedroom suite with dressing area and an ensuite shower room. There is a further double bedroom, single bedroom and cloakroom with W.C to this floor.

GARDENS

To the rear of the property is a sliding gate to an enviable parking area for at least two cars.

There is a landscaped courtyard style garden with sunken paved seating area. There is also a useful brick built potting shed.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – C

DIRECTIONS

What3Words ///flaunting.skippers.lime

From the centre of Whitchurch, drive out from Watergate Street towards Dodington until you reach number 1 located on the corner.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



No. 1
Dodington

