SAMUEL WOOD

13 Huntington Green, Ashford Carbonel, Ludlow, Shropshire, SY8 4DN

Offers In The Region Of £500,000

13 Huntington Green

Ashford Carbonel, Ludlow, Shropshire, SY8 4DN

4 3 1 D

- 4 Bedroom Detached Bungalow
- Spacious Accomodation
- Driveway Parking & Garage
- Fabulous Views
- Front & Rear Gardens
- No Onward Chain

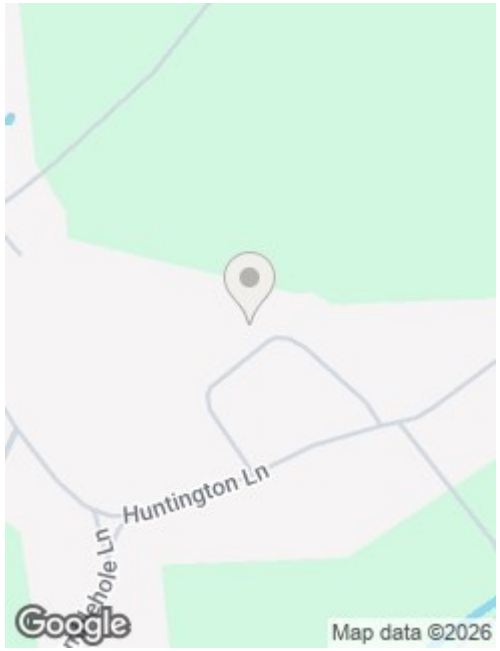
Situated in a peaceful village setting and enjoying breath-taking views across the surrounding countryside towards Climbing Jack Common, this exceptionally spacious and well presented four-bedroom detached bungalow offers versatile accommodation, generous gardens and an enviable lifestyle. Equally suited to families or those seeking a spacious home to retire to, this is a property that combines comfort, practicality and a wonderful rural outlook.

The accommodation begins with a welcoming entrance porch leading into a generous reception hallway, complete with a large built-in storage cupboard and a convenient cloakroom/WC.
The impressive kitchen/dining room, offering ample space for everyday family life and entertaining, complemented by a useful pantry cupboard. A secondary hallway provides access to the rear garden, a practical utility room and the integral garage.

To the rear of the property, the spacious sitting room is perfectly positioned to make the most of the spectacular countryside views. The room is filled with natural light from three large windows, while sliding patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

There are four generously proportioned bedrooms. The principal suite benefits from a private en-suite bathroom and an excellent walk-in dressing room. Three further double bedrooms provide flexible accommodation, two of which feature fitted wardrobes, and are served by a well-appointed family bathroom incorporating both a small bath and a separate shower unit.

Externally, the property continues to impress. To the front is a lawned garden and a private driveway providing ample off-road parking, together with access to the integral garage. The delightful rear garden has been thoughtfully landscaped and enjoys a high degree of privacy, featuring a large patio ideal for al fresco dining and entertaining, expansive lawn, potting sheds and an attractive selection of raised flower and vegetable beds. Above all, the uninterrupted views across the surrounding countryside create a truly exceptional backdrop.



Directions

what3words ///parkland.unzipped.recorder

Services: We understand that the property has mains electric, mains water drainage. Oil fired heating, Please note the gas fire in the Living room is not in working order.

Broadband Speed: 3 - 53 Mbps

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: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

Ground Floor

Total floor area: 176.7 sq.m. (1,902 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.