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Bourton Croft, Bourton, Much Wenlock

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The hamlet of Bourton is situated approximately 4 miles to the south west of Much Wenlock approached by the B4378. The surrounding countryside is beautiful and unspoilt, there are many lovely walks and rides close by.

Nearby in Much Wenlock there are good local amenities including primary and secondary schools, a parish church, shops and restaurants. Not far away is the former new town of Telford to the north which has a motorway connection (M54) and to the north west the county town of Shrewsbury.

An individually designed, four bedroom house situated in the popular hamlet of Bourton. The property had a conservatory added in 2007, new windows and glazed front door in 2015 and a new central heating boiler in 2025.



An oak framed porch with tiled roof opens into the spacious entrance hall, guest WC, part-glazed double doors lead to the sitting room which has a brick feature fireplace with multi-fuel log burner on a tiled raised hearth with beam over, and views towards the front garden. From the hallway, partially glazed doors open to the dining room which has bifold doors and a tiled floor which continues through to the conservatory, which has a solid roof with purpose-built blinds. A door leads to the kitchen which has wall and base units including integrated double oven, induction hob and dishwasher, there are pan drawers, plate rack, glazed wall display units and a window with views to the front. The wooden effect worksurface has an inset one and a half bowl ceramic white sink incorporating drainer and mixer tap. The utility room has a tiled floor and base unit with worksurface and stainless steel sink with drainer and space below for a washer, there is fridge/freezer space and a wall mounted central boiler, coat hanging space and door to the garden.

From the hall, the turned staircase with spindles and stained handrail lead to the landing with loft access which is part-boarded with loft ladder and light. Also on the landing is a useful linen storage cupboard. Bedroom 1 is front facing and has a range of wardrobes with hanging rail and shelf, the ensuite has a large shower, WC and vanity basin with space beneath and a medicine cabinet. Bedroom 2 has views to the rear and also has fitted wardrobes. There are two further bedrooms. The family bathroom has a white suite with tiles to splash areas, WC and vanity basin.

Outside to the rear is a side gravelled area with lean-to greenhouse and lawned area with mature flower borders and boundary hedge which gives privacy. Adjacent to the conservatory is a patio seating area and LPG gas tank which is concealed by mature planting. The detached garage has power and double opening doors. The gravel driveway has a low feature wall, lawn area, planted borders, ornamental pond and established trees including cherry, crab apple and miniature pussy willow.

Guide Price: £575,000

Directions:

From Much Wenlock take the A4378 towards Ludlow proceeding until you arrive in Bourton with the church on the left. Drop down the bank and immediately after the sharp lefthand bend, the property is on the right behind an established hedge, giving privacy. The postcode is TF13 6QG.

Services:

Mains water, private drainage, LPG gas central heating.
Energy Performance Rating E.
Council Tax band F.





Total area: approx. 172.9 sq. metres (1861.5 sq. feet)

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