



18 Highnam Crescent

Clee Hill, SY8 3RE

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A stylish modern home featuring open-plan living, a light-filled conservatory and sweeping countryside views within an attractive village setting.

- Modern two-bedroom home with open-plan living space and conservatory
- Contemporary kitchen with central island, integrated appliances and sleek cabinetry
- Low-maintenance rear garden with paved terrace, astro-turf lawn and terraced gravel area enjoying far-reaching views
- Block-paved driveway and single garage providing ample off-road parking
- Situated in the Clee Hill community close to Ludlow and countryside amenities

Built in 2017, this modern single-storey home offers a sociable open-plan kitchen, living and dining space that opens into a bright conservatory. There are two double bedrooms served by a contemporary shower room, and the accommodation is arranged around a welcoming central hall. Outside, the rear garden combines a paved terrace, artificial lawn and terraced gravel beds with panoramic countryside views. A single garage and generous driveway complete the package.

1071 sq ft (99.5 sq m)





The kitchen area

At the heart of the home, the kitchen area is designed for cooking and socialising. High-gloss cabinetry with wood-effect worktops provides abundant storage and preparation space, while a central island incorporates an integrated hob and additional storage. There is also an integrated dishwasher and washing machine, along with a stainless-steel sink sitting beneath a broad window, metro-style tiling forms the splashback and integrated appliances are neatly housed in tall units.





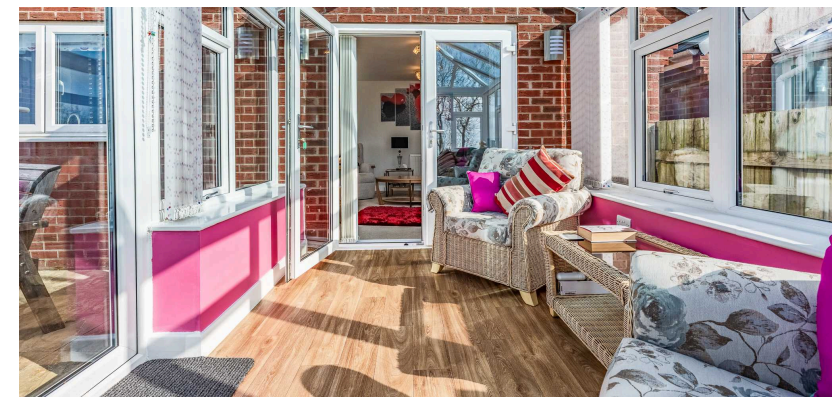
The living and dining area

This versatile living and dining area offers ample room for everyday relaxation and meals, with French doors opening directly into the conservatory. Flowing from the kitchen, the layout allows easy movement between cooking, dining and sitting spaces, and ceiling lights illuminate the room.



The conservatory

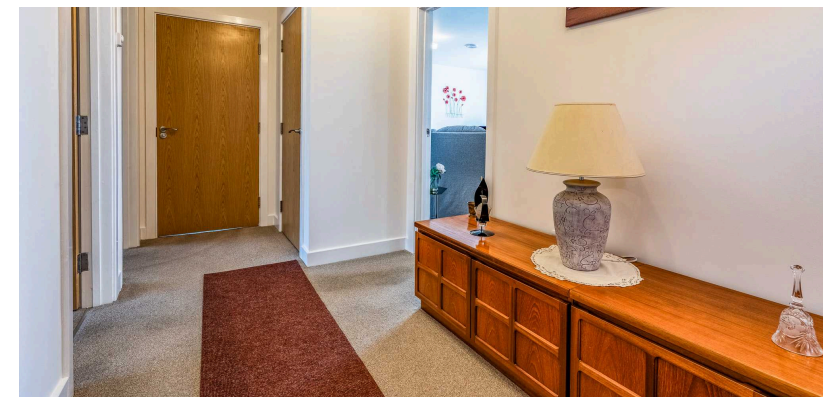
Currently arranged as a garden room, the conservatory enjoys panoramic vistas across the garden and beyond. It is fully glazed with uPVC frames and a pitched glass roof, with double doors linking both to the living area and to the garden. Generous glazing make this a bright and inviting space in all seasons.





The hallway

A welcoming entrance hall links the principal rooms of the home. A partially glazed front door with side panel admits light and a loft hatch is set into the ceiling. From here, doors lead to the open-plan living space, both bedrooms and the shower room, providing a convenient circulation route.





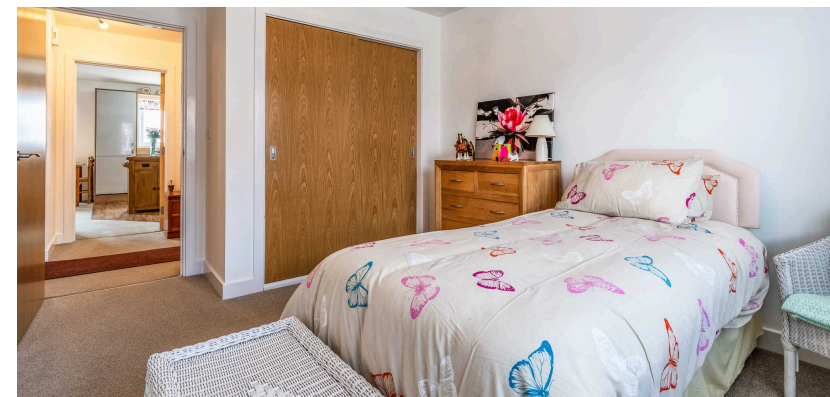
The primary bedroom

The primary bedroom is a generous double room designed for rest. A wide front-aspect window fitted with plantation shutters offers privacy and light control, while built-in wardrobes provide practical storage alongside space for bedside furniture.



The second bedroom

Also a comfortable double room, the second bedroom benefits from a window with plantation shutters and a built-in sliding wardrobe housing the solar panel batteries. Positioned off the hall, it works well as a guest bedroom or study.





The shower room

Serving the bedrooms, the stylish shower room is fitted to a high standard. A large walk-in shower with glazed screen sits alongside a vanity unit with integrated basin and storage, and there is a WC. Fully tiled walls contribute to a clean, contemporary finish, while a mirrored cabinet is complemented by a separate mirror with integrated lighting and shaving point. A window provides natural ventilation.



The garden

At the rear of the home lies a low-maintenance garden designed for outdoor living. A paved terrace adjoins an astro-turf lawn, beyond which steps lead down to terraced gravel beds. A timber fence and railing define the boundary, and the garden opens to far-reaching rural views.



The driveway and parking

To the front, a block-paved driveway provides off-road parking for two vehicles. It leads to a single garage with an electric door and a pitched roof, offering secure additional parking or storage. A path connects the driveway to the front door and a neat frontage enhances kerb appeal.

Location

Highnam Crescent forms part of the Clee Hill community, close to the historic market town of Ludlow. The area offers a blend of village amenities and open countryside, with local shops, services and community facilities nearby. Residents enjoy access to scenic walking routes over the surrounding hills and a choice of primary and secondary schools within the wider locality. Road links connect the village to neighbouring towns and regional centres, while public transport offers further commuting options. The setting combines rural tranquillity with convenience, making it an appealing base for families, professionals and retirees alike.

Services

The property benefits from mains water, electricity, and drainage. Heating and hot water are provided by an electric boiler, with additional support from solar panels and solar thermal systems for hot water. A whole-house ventilation system helps to circulate fresh air.

Broadband Speed: Recently upgraded to full fibre ultrafast broadband. Download speeds up to 300 Mbps and upload speeds up to 50 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C.





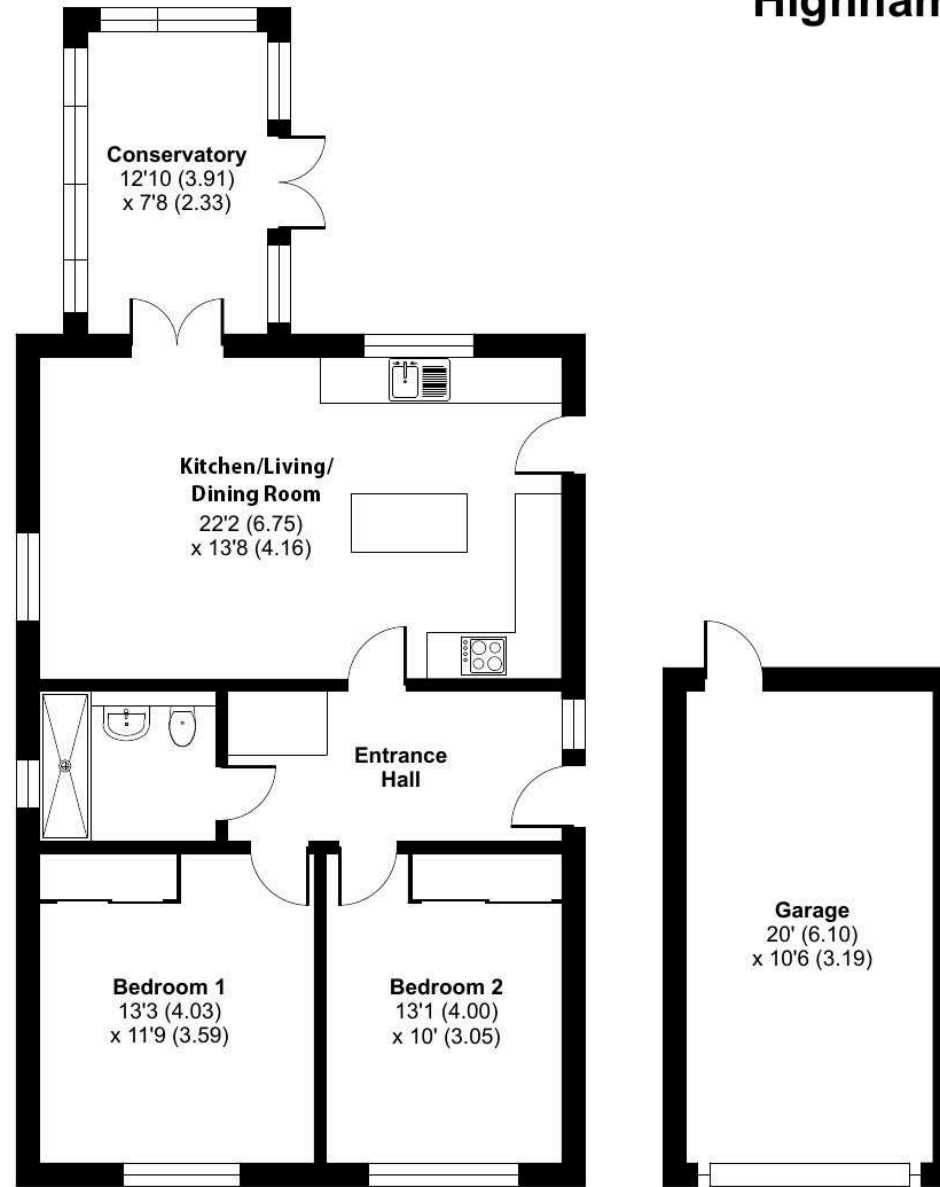
Highnam Crescent, Ludlow, SY8

Approximate Area = 862 sq ft / 80.1 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1071 sq ft / 99.5 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A	98 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Andrew Grant. REF: 1450524.



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