



THE BOWLING FIELDS

THE AVENUE | PEPLOW | MARKET DRAYTON | TF9 3JL





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Shrewsbury 18.8 miles | Telford 19.3 miles
(all mileages are approximate)

A TRULY EXQUISITE MODERN CONTEMPORARY DETACHED FAMILY HOME FINISHED TO AN INCREDIBLY HIGH STANDARD WITH STUNNING PANORAMIC COUNTRYSIDE VIEWS.

Beautifully presented throughout with modern contemporary décor and fittings
Rural private location

Wonderful open plan living with a spectacular kitchen/dining/living room and superb sitting room

All bedrooms come as suites with dressing room and en suite facilities

Sweeping driveway leading to garaging, parking and gardens with large covered al fresco entertaining area



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - [///available.unwound.crowned](https://www.what3words.com/available/unwound/crowned)

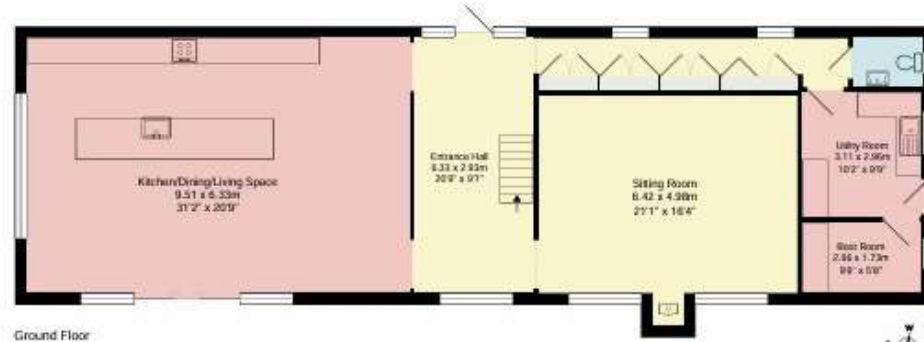
From Shrewsbury, take the A53 until reaching the village of Hodnet. At the Hodnet roundabout, take the third exit (South) onto the A442. After approximately 1.4 miles, take the left turn onto 'The Avenue'. After a short distance, take the second left turn onto the shared driveway, where The Bowling Fields will be found at the end on the left hand side.

SITUATION

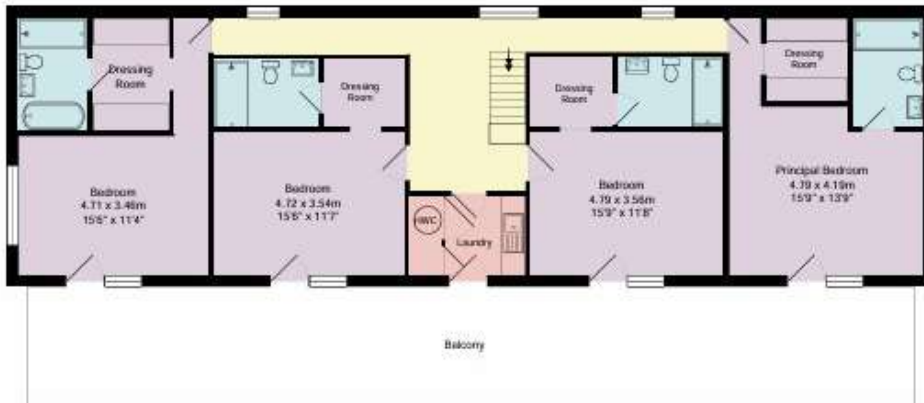
Peplow is a small hamlet located approximately 13 miles northeast of Shrewsbury. There are a number of towns accessible for amenities, theatre, restaurants and recreational facilities as well as a number of good schools in both the private and public sector such as Shrewsbury School and Shrewsbury High School. In the public sector, Newport Grammar and High School are about ten miles distant. The nearby village of Hodnet offers a number of local amenities, including a Post Office, Doctors' surgery and The award winning 'Bear' public house. Transportation links are also good with access to the M6 and M54, a high-speed rail link from Stafford to London Euston (about 1hr 20mins) and a number of international airports such as Birmingham, Liverpool and Manchester.

PROPERTY

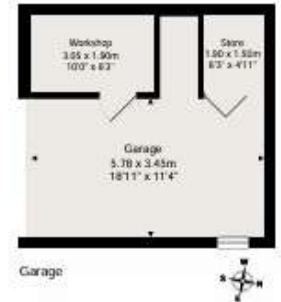
Completed in 2024 to an exacting standard by the current owners, The Bowling Fields is a truly outstanding detached family home, beautifully presented throughout with stylish contemporary décor, premium fixtures and fittings, and an exceptional level of craftsmanship. Occupying a private rural position with breathtaking panoramic countryside views, the property offers the perfect balance of luxury living, privacy and accessibility, with excellent transport links to the Midlands.



Ground Floor



First Floor



Garage



Dog Run



The Office

Approached via a shared sweeping gravel driveway, the property enjoys a secure gated entrance leading to extensive parking and a spacious open-fronted garage. The impressive arrival sets the tone for the quality and scale found throughout this remarkable home.

At the heart of the property is a spectacular open-plan kitchen, dining and living space, designed to provide a seamless environment for modern family life and

and entertaining. Flooded with natural light and enjoying direct access to the extensive rear terrace, this superb living area takes full advantage of the property's stunning setting. Complementing this space is an elegant sitting room positioned across the central reception hall, featuring a log-burning stove and uninterrupted views across the surrounding countryside.



Practicality has been carefully considered, with a rear hallway providing access to a well-appointed utility room, boot room and cloakroom/WC, ensuring the home is as functional as it is beautiful.

The first floor comprises four generously proportioned double bedrooms, each designed as a luxurious private suite complete with its own dressing room and beautifully fitted en-suite bathroom. Every bedroom benefits from direct access onto the spectacular full-length rear balcony, creating a wonderful vantage point from which to enjoy the far-reaching views and offering additional space for relaxation and outdoor entertaining. A dedicated first-floor laundry room further enhances the practicality of the accommodation.

OUTSIDE

The outdoor spaces have been thoughtfully designed to complement the property's exceptional interior. The majority of the gardens are situated to the rear, where a substantial terraced area and large covered al fresco entertaining space provide the ideal setting for outdoor dining, social gatherings and enjoying the peaceful surroundings throughout the year.

To the side of the property sits a detached home office pod, offering versatile accommodation that could be utilised as a home office, studio, gym or hobby room, depending on individual requirements. Additional features include a dedicated dog run and useful storage area, making the property particularly well suited to

family life and those seeking a rural lifestyle without compromise.

The Bowling Fields represents a rare opportunity to acquire a striking contemporary country home that combines exceptional design, luxurious accommodation and stunning rural views, all within easy reach of the Midlands' major transport networks.

GENERAL REMARKS

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 understand that the property has the benefit of mains water and electric. Drainage is provided to a private system. Air Source heating. Private water supply via borehole.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - G



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.

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.

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.



