



SAMUEL WOOD

P L A T I N U M

Introducing...

NEW BUILD, Horton, Telford, Shropshire, TF6 6DR





Welcome to an outstanding opportunity to acquire a truly stunning bespoke new build five-bedroom detached residence, nestled in the popular village of Horton, Shropshire. This magnificent home offers contemporary luxury throughout, designed for modern family living with an emphasis on high-specification finishes and thoughtful design. From the moment you arrive, the property exudes an air of sophistication and quality, promising an exceptional lifestyle in a brand new setting.

Located in the popular village of Horton, this residence benefits from excellent links for Newport and Telford, making it ideal for commuters while retaining a peaceful village atmosphere. Ultrafast Full Fibre is available direct to the property via Exascale internet with packages available at 250MB - 500MB -1GB wired internally each floor will have full internet connection and connection to the garden via the Ubiquiti access points. The popular village pub, The Queens of Horton, offers a welcoming local amenity. This property represents an outstanding opportunity for a modern family residence.



Step inside to a grand reception hallway, immediately captivating with its stunning glass and oak staircase, a true centrepiece that sets the tone for the elegance found within. The heart of this home is undoubtedly the magnificent open-plan kitchen, dining, and family room. This expansive space features a high-specification kitchen, meticulously designed for both culinary enthusiasts and social gatherings. Three sets of patio doors including a centre bi folding door seamlessly connect this vibrant area to the landscaped gardens, blurring the lines between indoor and outdoor living. For more intimate moments, an elegant sitting room provides a cosy retreat, complete with a charming log-burning stove, perfect for those cooler evenings. Practicality is also paramount, with a large utility room, a separate boot room area, and a convenient ground floor WC completing the ground floor accommodation.

Ascending the striking staircase, the first floor reveals an exceptional master bedroom suite. This luxurious sanctuary boasts floor-to-ceiling windows, flooding the room with natural light and offering delightful views. A spacious dressing room provides ample storage, leading to a signature en-suite bathroom, a haven of relaxation. The bridge connects Two additional first-floor bedrooms are equally impressive, each featuring bespoke fitted wardrobes and their own stylish en-suite shower rooms, ensuring comfort and privacy for family members or guests. The journey continues to the top floor, where two further spacious bedrooms await. These rooms share a well-appointed separate bathroom, complete with both a bath and a walk-in shower, catering to all preferences.

Externally, the property is equally impressive. A gated driveway provides secure parking and leads to an integral garage, offering convenience and additional storage. The landscaped gardens have been thoughtfully designed, providing beautiful outdoor spaces for relaxation and entertaining. A versatile garden room, perfect as a home office or an additional leisure space, adds further appeal. This grand-design home boasts luxurious specifications throughout, including solar panels, air source heating, and triple glazing, reflecting a commitment to modern efficiency and sustainable living from its very construction. The EPC rating is TBC, but these features underscore its energy-conscious design and the benefits of a new build property.





Services: We understand that the property has mains electricity, mains water and mains drainage. Heating - Solar, Air source heat pump.

Broadband Speed: tbc

Results provided by Ofcom and correct at time of listing

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: tbc

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of 25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.











NEW BUILD, Horton, Telford, Shropshire, TF6 6DR

A Truly Stunning Bespoke 3 Storey Five-Bedroom Detached Residence Offering Contemporary Luxury Throughout



Elegant Sitting Room with a Log-Burning Stove & Grand Reception Hallway featuring a Stunning Glass and Oak Staircase & Large Utility Room & Separate Boot Room Area & Ground Floor with

Exceptional Master Bedroom Suite with Floor-to-Ceiling Windows, a Spacious Dressing Room, and a Signature En-Suite Bathroom

Two Spacious Top-Floor Bedrooms with a Separate Bathroom Featuring a Bath and Walk-In Shower

A Stunning Grand-Design Home with Luxurious Specifications Throughout – An Outstanding Opportunity for a Modern Family Residence



Magnificent Open-Plan Kitchen, /Dining/Family Room Featuring a High-Specification Kitchen and Three Full-Width Sliding Patio Doors

Highly Sought After Village Location with Great Links For Newport & Telford & Highly Popular Village Pub The Queens of Horton

Two Additional First-Floor Bedrooms, Each Featuring Bespoke Fitted Wardrobes and Stylish En-Suite Shower Rooms



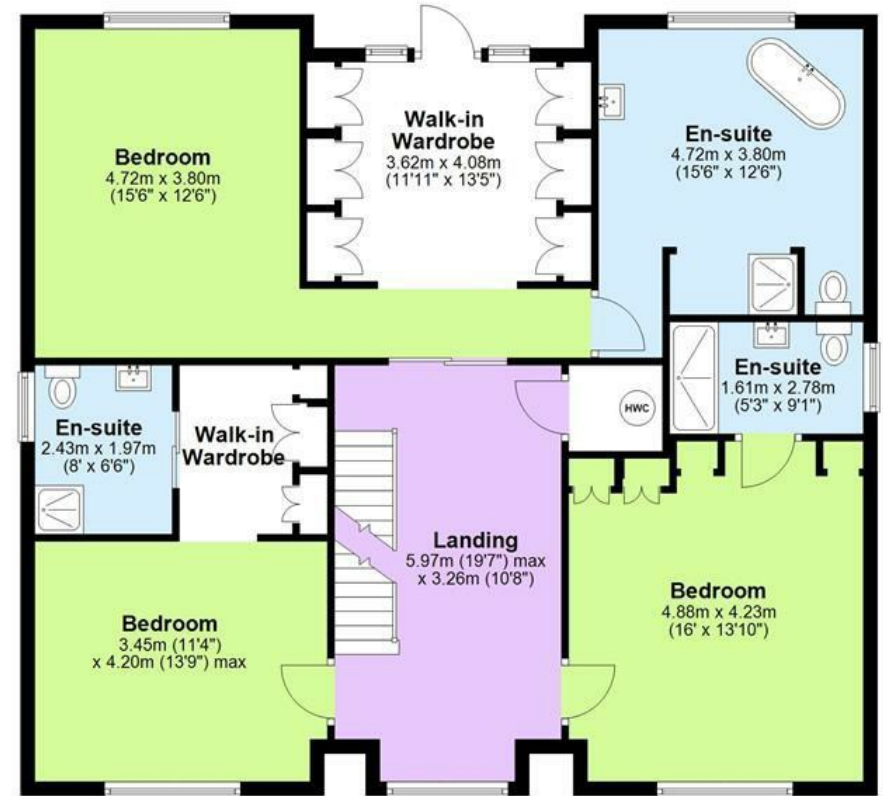
Gated Driveway Parking & Integral Garage & Landscaped Gardens & Garden Room/Home Office

EPC RATING - TBC Solar Panels & Air Source Heating & Triple Glazing

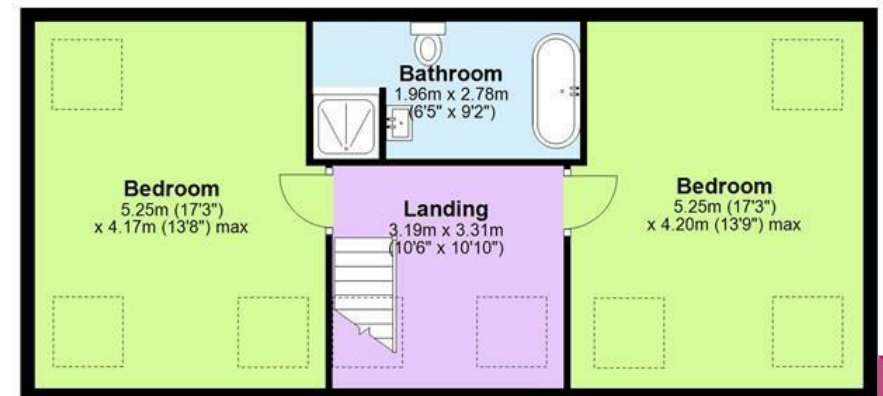




First Floor
Approx. 126.8 sq. metres (1365.4 sq. feet)



Second Floor
Approx. 62.4 sq. metres (671.9 sq. feet)



Ground Floor
Approx. 137.2 sq. metres (1477.0 sq. feet)

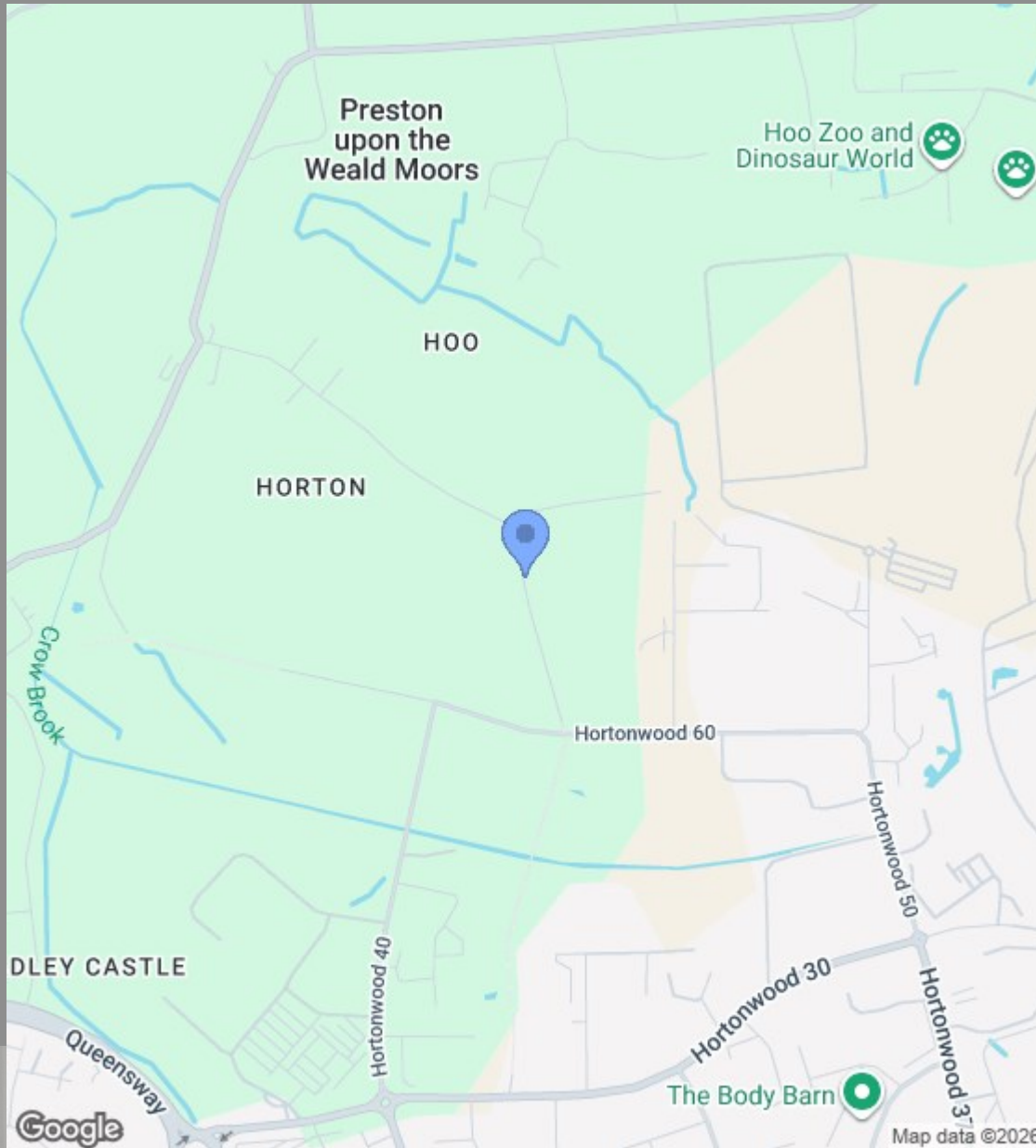


Total area: approx. 326.5 sq. metres (3514.3 sq. feet)





Directions









SAMUEL WOOD

P L A T I N U M

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