Knight Frank

DODECOTE GRANGE, DODECOTE DRIVE

Childs Ercall, Market Drayton, TF9 2DN

A BEAUTIFUL PERIOD COUNTRY HOME

A beautiful period country house with wonderful, landscaped gardens and rural views.

7	4	4	EPC F

Local Authority: Shropshire Council

Council Tax band: E

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage.

Agents Note: Dodecote Grange is Grade II listed and is approached via a shared driveway. Please ask the agents for further details.

Guide Price: £950,000

DODECOTE GRANGE, DODECOTE DRIVE

Dodecote Grange is a fantastic historic country house with a wonderful range of accommodation extending to approximately 600 sq. m arranged over three floors.

The ground floor provides four primary reception rooms, three of which are arranged along the southerly rear elevation, enjoying open country views. The dining room is found to the front of the house with an open fire.

The kitchen, with its large Aga range, is complemented by a large pantry, utility room and boot room. A W.C. completes the ground floor accommodation.

Two staircases rise to the first floor which provides an open plan library / living room with log burning stove and views over the grounds.

A large landing connects to three double bedrooms (the principal having a large en suite bathroom), along with two family bathrooms.

Stairs rise again to the second floor, which has four large double bedrooms, all with beautiful, beamed ceilings and a family bathroom.

The house has a cellar which is accessed externally.

GARDENS & GROUNDS

Dodecote Grange stands in an elevated position, surrounded by beautiful mature landscaped grounds. There is a large, terraced area to the rear of the house taking in the views and enjoying the southerly orientation. The house is approached to the front via a carriage driveway, which allows for parking in front of the workshop.

The workshop, which measures approximately 9.16 metres x 5.84 metres, could be further converted into garaging if required.

LOCATION

Surrounded by beautiful countryside, Dodecote Grange is located down a quiet driveway, close to the rural but easily accessible village of Childs Ercall. The house is well placed for commuting to Shrewsbury, Telford and Midland Business centres via the A41 and M54.

The area is noted for its excellent schools both within the state and independent sectors including a primary school at nearby Tibberton (rated Outstanding by OFSTED), Adams' Grammar School and High School for Girls in Newport, Wrekin College and The Old Hall Prep School, Thomas Telford and Shrewsbury schools and colleges.

Newport has excellent amenities which include a Waitrose and local shops while the county town of Shrewsbury offers a wide range of bespoke shops, restaurants and further amenities.

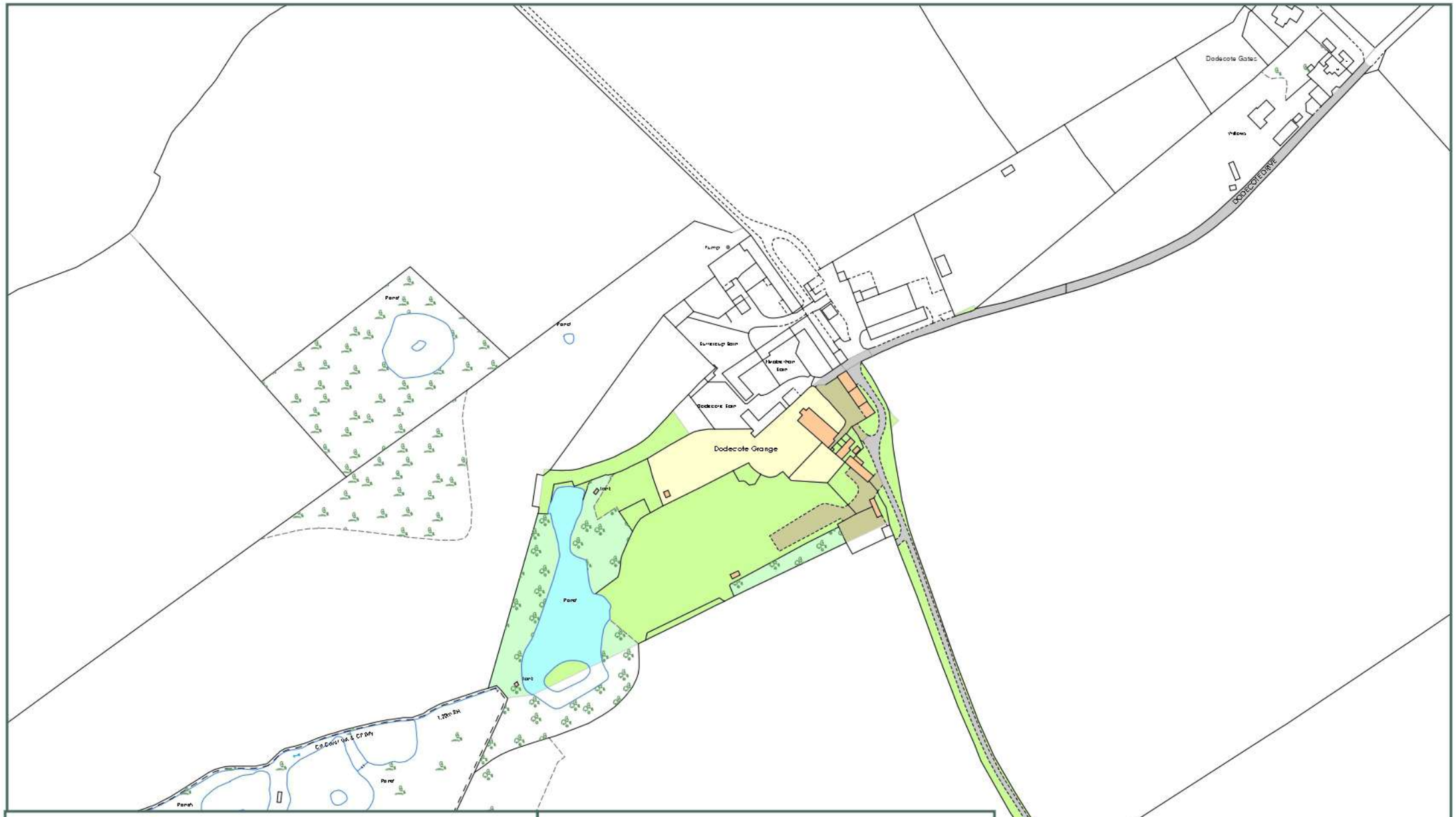
Along with excellent road links, there is a station at Telford, Shrewsbury and Stafford with direct services to Birmingham and London. Regional airports include Birmingham, Manchester and Liverpool.

DIRECTIONS

From Newport, take the A41 northwest towards Hinstock. Upon reaching the Stanford Bridge crossroads, take the left turn and continue a short distance before taking the second right turn signed Childs Erchall and Ollerton. Follow this road for a short distance, taking the second left onto Dodecote Drive. Dodecote Grange will be found in front of your at the end of the shared driveway.

W3W: ///span.overt.disengage

Distances
Shrewsbury 19 mile | Newport 7.4 miles | Market Drayton 8.7 miles | Stafford 18.8 miles | Birmingham 41 miles



Location SJ 674 233

Scale 1:3,000 @ A4

Drawing No. Y23902-03

Date 30.09.26

N W E S

Total Area

2.86 ha

(7.07 ac

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO ©Crown Copyright Licence No. VA 100033416

Dodecote Grange

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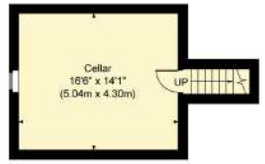
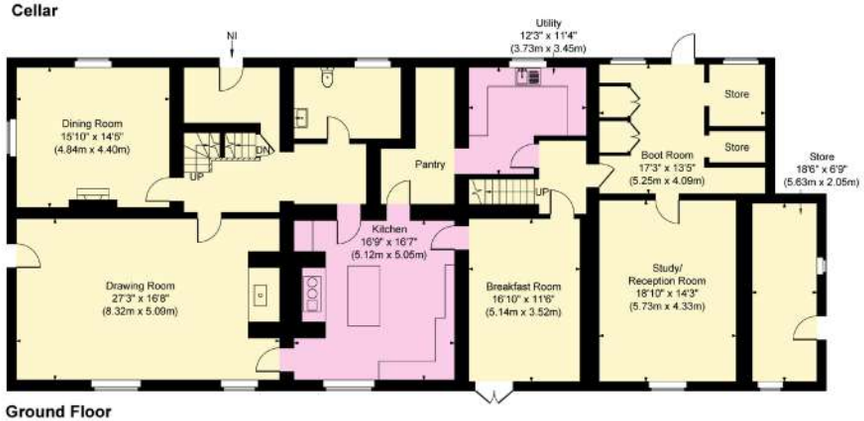
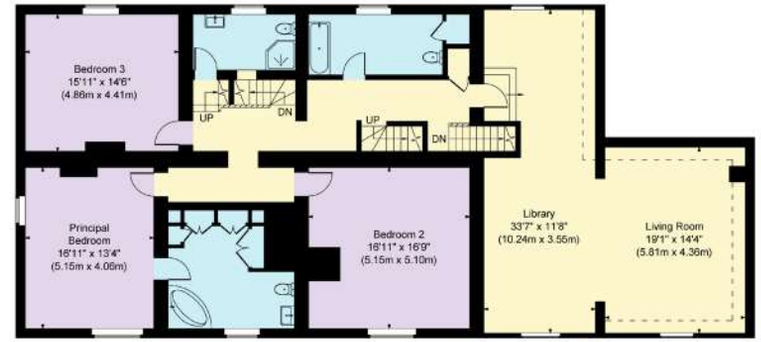
Dodecote Grange, Dodecote
Main House = 600 sq.m/6458 sq.ft
Barn = 165 sq.m/1776 sq.ft
Summer House = 31 sq.m/334 sq.ft
Total = 796 sq.m/8568 sq.ft



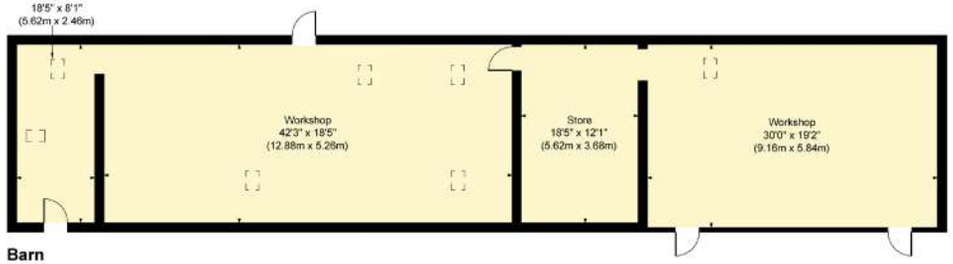
Cellar



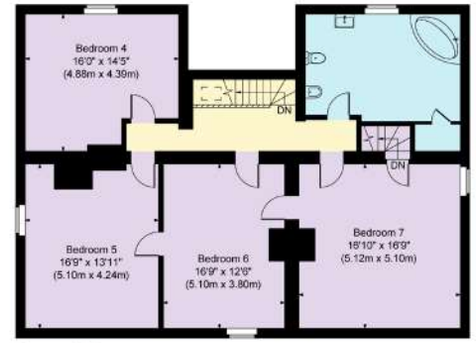
Ground Floor



First Floor



Barn



Second Floor

Summer House

Illustration for identification purposes only, measurements are approximate, not to scale.
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We would be delighted to tell you more.

Mitchell Glassey
01785 331961
mitchell.glassey@knightfrank.com

Knight Frank
The Moat House, Newport Road, Stafford
ST16 2EZ

knightfrank.co.uk

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