



10 The Moat House, Eardington, Bridgnorth, Shropshire, WV16 5LE

BERRIMAN  
EATON





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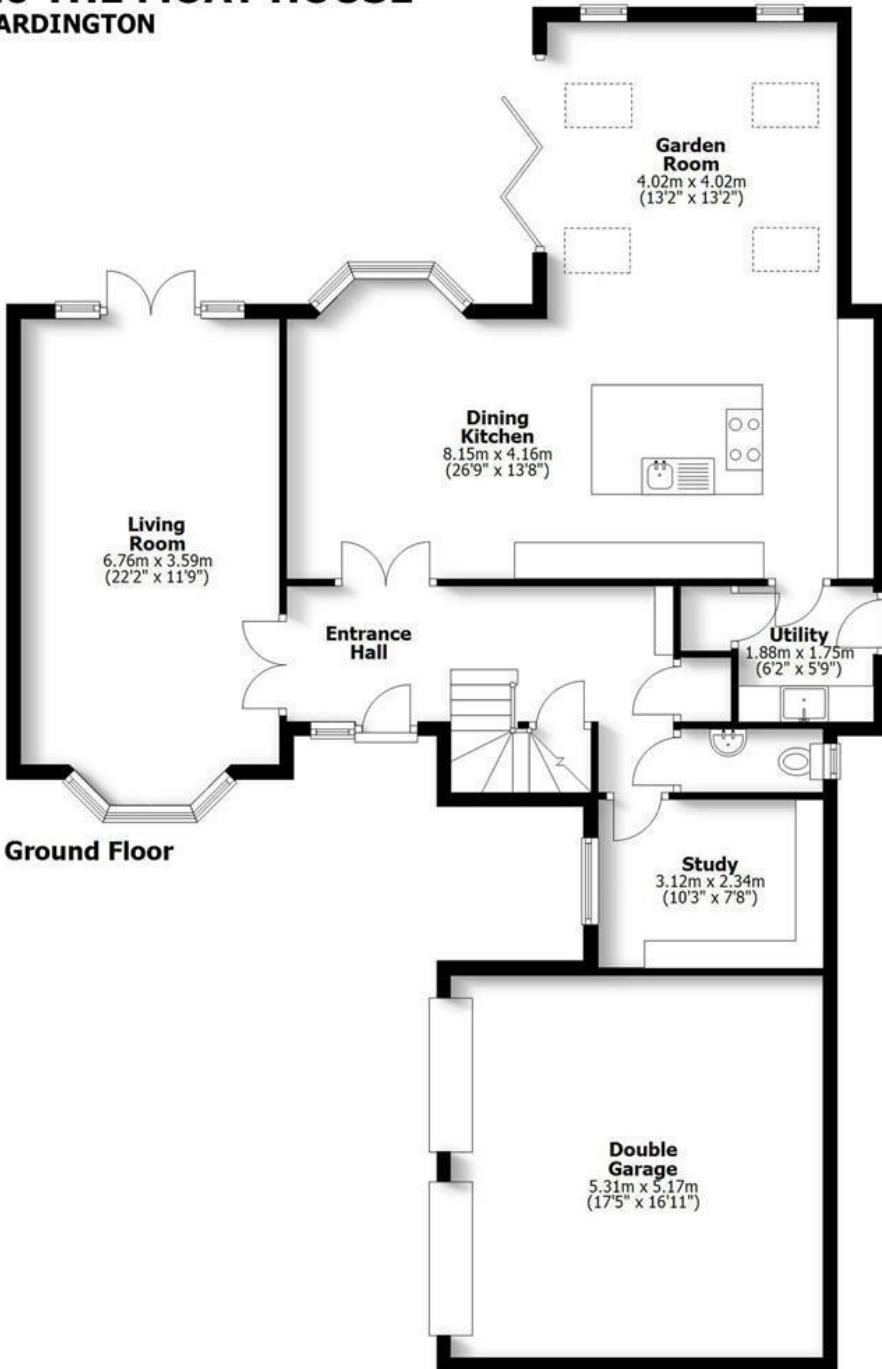
A luxury four bedroom residence with gardens and an adjoining double garage, situated within an exclusive gated development under two miles from the historic market town of Bridgnorth. The property has undergone considerable upgrades, including a kitchen extension, making a contemporary open plan living space.

Bridgnorth 2 miles, Kidderminster - 15 miles, Stourbridge - 16 miles, Wolverhampton - 16 miles, Telford - 13 miles, Shrewsbury - 22 miles, Birmingham - 27 miles.

(All distances are approximate).

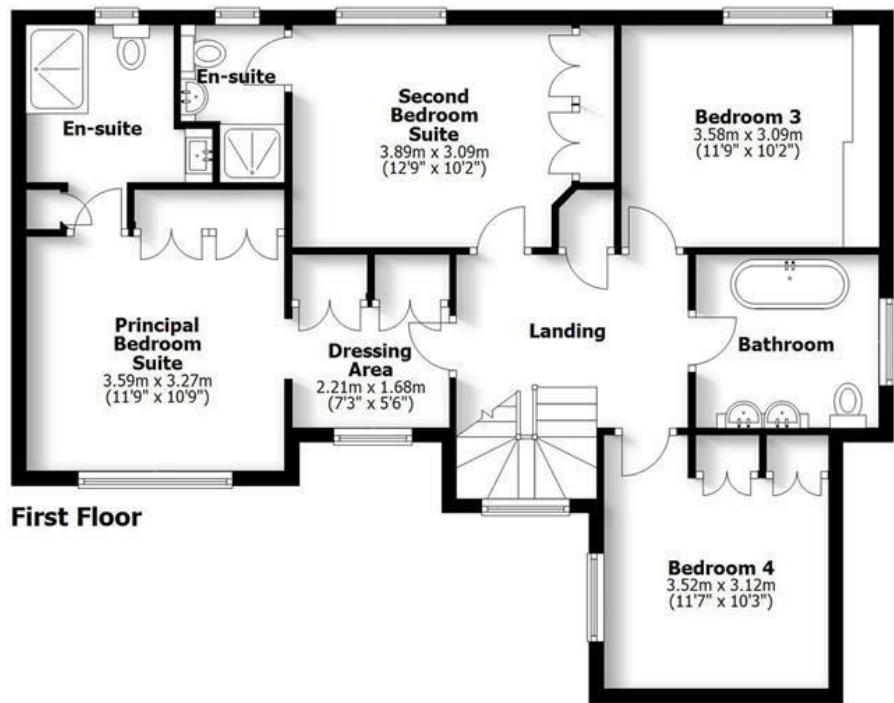
# 10 THE MOAT HOUSE

EARDINGTON



HOUSE: 181sq.m. 1948sq.ft.  
GARAGE: 27.4sq.m. 295sq.ft.  
**TOTAL: 208.4sq.m. 2243sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

Within 2 miles of the historic market town of Bridgnorth, this quiet Shropshire village is bordered by the River Severn and the vintage Severn Valley Steam Railway. Located near by are a range of outdoor country pursuits to include golfing, fishing and sailing, along with an abundance of rural walking, horse riding and cycling along Route 45. Bridgnorth offers an extensive selection of facilities including shops, primary and secondary schooling, health services, numerous pubs, cafes and restaurants. There is also a good selection of sports clubs, weekend markets, and local attractions.

## ACCOMMODATION

A modern residence providing contemporary accommodation set over two storeys, offering three generous reception areas, four double bedrooms and three bath/shower rooms standing on a corner plot within a secure, private gated development. The property is immaculately presented enjoying higher than standard ceilings, UPVC double glazed windows and a high quality finish.

Internally the living accommodation is entered via a spacious reception hall with a turning staircase rising to the first floor and a useful understairs cupboard. Additionally there is a cloaks cupboard and a fully tiled guest WC. The living room benefits from a dual aspect with a bay window to the front and French doors opening out into the rear garden with a media wall for the television and inset living flame fire, flanked by a range of tasteful cupboards and complimentary tiling. 'Kitchen Care' have fitted with bespoke cabinetry the study with inset lighting. Double doors from the hall gives access to an extended 'live-in' dining kitchen, enjoying good natural light from the high ceiling and sky lights with bi-folding doors leading into the garden. The work was completed in 2025 with bespoke units and a large centre Island having Quartz work tops, inset sink and branded appliances to include: Dishwasher, induction hob with central extractor, larder fridge, full height freezer with ice maker, integrated three ovens (including a microwave) and warming drawer, wine cooler and integrated bin. The layout provides a flexible space for a dining area and sitting area. A separate matching fitted utility provides further storage along with provision for a washing machine and dryer with the boiler (fitted in 2024). A side door gives access to the garden.

The first floor landing is part galleried with a feature window to the front aspect. Doors lead off to the four double bedrooms, contemporary family bathroom and airing cupboard. All bedrooms have built in wardrobes. The principal bedroom suite benefits from a walk through dressing area with fitted wardrobes into a double bedroom with further fitted wardrobes and a modern en-suite shower room. The guest bedroom also has a private en-suite shower room.

## OUTSIDE

Approached through the main gated entrance, a communal driveway leads through the small development. 10 The Moat House stands on a corner plot on the right hand side having a block paved private driveway with parking in front of the double garage with a gated side access. The low maintenance rear garden is enclosed by recently replaced fencing, being mainly laid to lawn complete with a patio terrace.

## SERVICES

We are advised by our client that mains, water, electricity and drainage are connected. LPG central heating is a metered supply. Verification should be obtained by your surveyor.

## SERVICE CHARGE

Please note that a yearly service charge is payable. This covers the upkeep of the communal areas, lighting and service contract for the electric gates. There is an (AGM) Annual General Meeting held for the residents.

## COUNCIL TAX

Shropshire Council.

Tax Band: F

[www.myounciltax.org.uk/content/index](http://www.myounciltax.org.uk/content/index)

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## FIXTURES AND FITTINGS

By separate negotiation.

## DIRECTIONS

From Bridgnorth proceed out on B4555 toward Chelmarsh. Proceed along the road for 1.5 miles until reaching Eardington. The Moat House gated development is positioned on the right hand side as you drive through the village.

Offers Around £765,000

EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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**BERRIMAN EATON**