



The Stables,
Chesterton,
Bridgnorth,
WV15 5NX

nick tart

Key Features

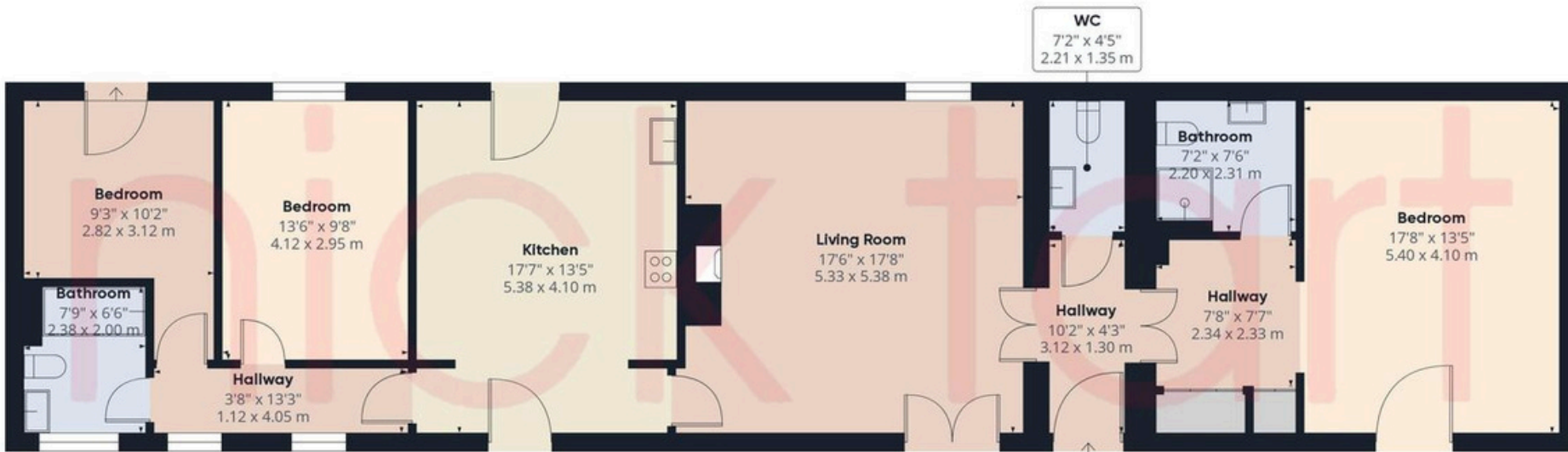
- Fully equipped farmhouse style dining kitchen
- A lovely sitting room with feature fireplace and log burner
- Fitted Heritage cloak room
- Master suite with dressing area and Heritage ensuite shower room
- Inner hallway leading to two further double bedrooms
- Family bathroom with Heritage suite
- Secure off road parking
- A large 27ft long garage with mezzanine storage
- Fenced landscaped gardens on two sides

Contact Us

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Approximate total area⁽¹⁾

1322.79 ft²

122.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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The Stables occupies a choice position within this much sought after quality development of barn conversions located on the fringe of open country side and providing an excellent layout of living accommodation with many original features including exposed roof truss and beamed ceiling yet being complimented by modern appointments and fittings throughout synonymous with present day lifestyle requirements.

Chesterton itself is a much sought after Shropshire Hamlet within easy driving distance from the historic market town of Bridgnorth together with easy commuting distance from Wolverhampton, Telford and Shrewsbury.

Set in the mist of local countryside there are meandering walks and bridle ways on the door step as well as a nearby golf course.

The Villages of Pattingham and Worfield are also located just a short drive away providing a range of local amenities including cafes, a selection of local pubs, primary schools and shops.



Outside

The Stables itself is located in a private position on the fringe of the development and is approached via a shared driveway past garages on the left where there is an additional parking space and a gravelled **driveway** continues to the front of the barn with further secure parking.

Undoubtedly one of the features of this property are the landscaped gardens at the front and the side where there are shaped lawns and hedge and fence boundaries and planted borders.

There are a choice of terraces ideal for outside dining and entertaining with paths leading to the front elevation and another seating terrace that overlooks the gardens and surrounding farmland.

Adjacent to the property is a large **garage** approximately 27ft long which includes a mezzanine storage area, electric roller shutter door and lights and power points.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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Ground Floor

The property which enjoys the benefit of double-glazing and LPG central heating throughout in further detail comprises...

A well-appointed farm house style **dining kitchen** comprising of a matching suite of hand painted units with a Villeroy and Boch single enamel sink unit with polished wooden worktops incorporating farm house range cooker recess, integrated dishwasher, fridge freezer recess and concealed plumbing for automatic washing machine, a range of coved wall cabinets, fitted plate rack and polished Turkish slate flooring. There is also a fitted skylight and full height window to the rear aspect.

The charming **lounge** again with a vaulted ceiling and exposed beams and trusses enjoys a feature brick fire place and exposed brick chimney breast housing a cast iron wood burner and raised tiled hearth. Double-glazed french doors lead to the rear elevation.

Double doors lead from the sitting room into an inner hallway with a **fitted cloak room** with Heritage suite and access to the rear elevation.



EPC: D61

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

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Ground Floor

Master suite featuring a vaulted ceiling with exposed beams and trusses, skylight and a glazed door opening out to the rear.

The suite itself comprises of a walk through dressing room with built in wardrobes, eaves space housing the LPG central heating boiler. In addition there is a large **ensuite shower room** comprising of a heritage white suite with corner shower unit, wash hand basin, WC and heated towel rail.

At the other end of the barn there are **two additional double bedrooms** overlooking the front with one presently used as a home office and also has loft access.

The well appointed **family bathroom** with a white heritage suite includes a WC, bath with shower attachment, wash hand basin and heated towel rail.



The management company is Chesterton Farm Barns management company ltd

Shared courtyard and various green areas is £240pa management charge.

Domestic/small sewage plant (26 shared users) £336 PA service charge



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