



SAMUEL WOOD

Field House, The Old Hare And Hounds, Cruckton, Shrewsbury, SY5 8BX

Offers In The Region Of £597,500



Field House, The Old Hare And Hounds

Cruckton, Shrewsbury, SY5 8BX



- Beautifully Presented Bespoke Four Bedroom Home
- Impressive Open Plan Kitchen Family Space
- Principal Bedroom with En-Suite
- Enclosed Front & Rear Gardens
- Double Garage with Useful Loft
- Timeless Character with Modern Living
- Range Of Built-In AEG Appliances
- Four Spacious Double Bedrooms
- Off-Street Parking for Three Vehicles
- EPC Rating C

Field House is a beautifully presented and bespoke four-bedroom home, offering an appealing blend of character features and contemporary living. Situated in the established hamlet of Cruckton, the property enjoys attractive countryside and farmland surroundings, whilst being conveniently placed for Shrewsbury and the wider road network. The heart of the home is the impressive open-plan kitchen, dining and family room, designed for both everyday living and entertaining, with bi-fold doors opening onto the rear garden. Two further reception rooms provide flexibility, while the first floor offers four double bedrooms, including a generous principal bedroom with stylish en-suite shower room, together with a bespoke family bathroom. Outside, there are enclosed gardens, parking for up to three vehicles and a separate double garage with useful loft space. The M54 motorway network is accessible via the nearby bypass, less than a mile away.

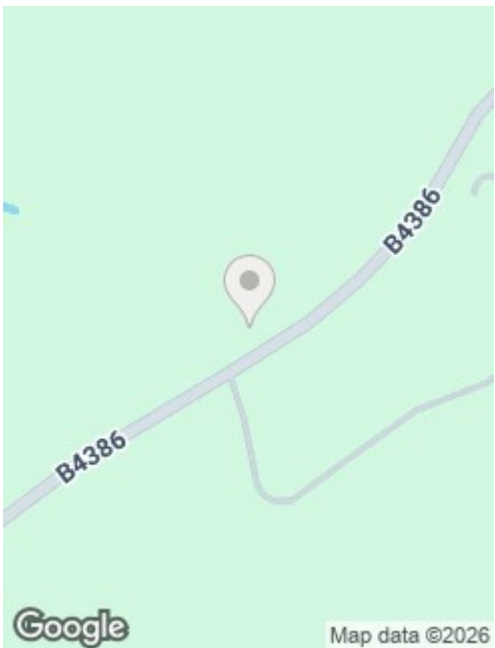
The welcoming ground floor combines traditional character with contemporary family living. Two reception rooms provide versatile additional space, with the sitting room featuring a wood-burning stove. The impressive open-plan kitchen, dining and family room forms the main hub of the home and benefits from a range of built-in AEG appliances, together with direct access to the rear garden via bi-fold doors. A useful utility room and cloakroom complete the ground floor, with underfloor heating adding further comfort.

A contemporary staircase leads to a feature first-floor landing, from which four double bedrooms and the family bathroom are accessed. The generous principal bedroom benefits from a stylish en-suite shower room, while three further double bedrooms provide excellent flexibility for family, guests or home working. The bespoke family bathroom is fitted with a four-piece suite.

The property has enclosed front and rear gardens, with the rear garden incorporating a generous paved terrace and lawn, creating a practical space for outdoor dining and relaxation. A gated area provides off-street parking for up to three vehicles. There is also a separate double garage with power and lighting, together with useful loft space above. The garage was purchased separately by the current vendor.







Directions

What3words: ///bucked.column.skirting

Services: We understand that the property has mains electricity, air source heat pump, radiators and underfloor, mains water and private drainage.

Broadband Speed: Basic 15 Mbps

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: E

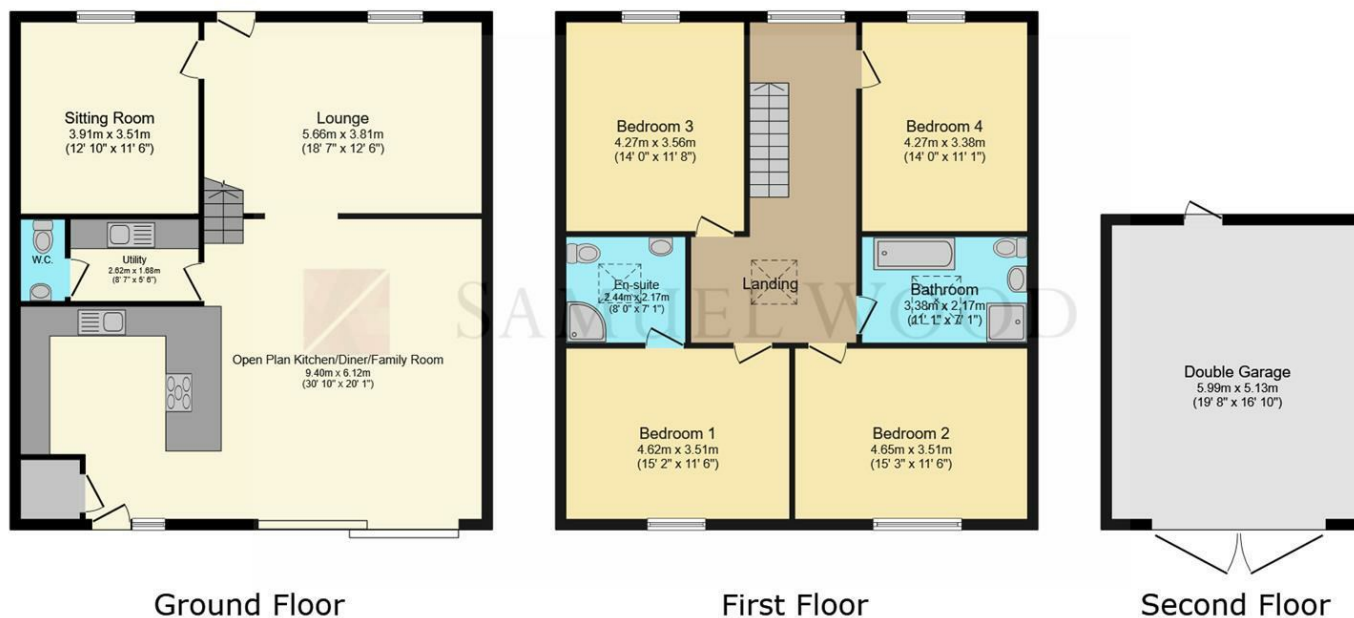
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.







Total floor area: 225.6 sq.m. (2,429 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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