



Helping *you* move



## Cherrytree Cottage, Field Aston, Newport, TF10 9LE

A delightful Barn Conversion situated in a small development just a short drive from Newport Town Centre. With Three Bedrooms (one to the ground floor) and a Rear Walled Garden designed to make the most of the sun with Patio and Summerhouse. There is also a Double Garage nearby with Several Parking Spaces.

Offers in the Region of  
**£425,000**

# Cherrytree Cottage, Field Aston, Newport, TF10 9LE

## Overview

- A Charming and Well Maintained Barn Conversion
- Three Bedrooms (One Downstairs)
- Spacious Kitchen Dining Room
- Welcoming Lounge
- Located in a Small Development a Short Drive from Newport Town Centre
- En-Suite Bathroom and Shower Room
- Lawned Gardens to the Front and Lovely Rear Walled Gardens
- Double Garage Nearby with Several Parking Spaces
- Patio and Charming Summerhouse
- Council Tax Band E, EPC Rating E



## BRIEF DESCRIPTION

A charming Barn Conversion situated in a favourable position within a small and attractive development in the hamlet of Field Aston, just a short drive from Newport town centre. This delightful home has been well maintained and offers characterful and versatile accommodation comprising: An Entrance Hall, a welcoming Lounge and a spacious Kitchen/Dining Room. To the ground floor there is also a Bedroom and a convenient WC.

The first floor provides Two particularly generous Bedrooms, complemented by an En-Suite Bathroom and a large, well-appointed Shower Room.

## LOCATION

Field Aston is located close to Chetwynd Aston which has the popular Wheatsheaf Inn locally known for its Pizzas and nearby is Lilleshall Golf Club, National Sports Centre and The Fox gastro pub.

Newport has highly regarded schools including Newport Girls High School and The Haberdashers Adams Grammar School. The High Street has a range of independent shops and supermarkets including Waitrose. Nearby the A41 is a commuter link to the M54 and the A518 to Stafford and Telford. Stafford mainline train station has regular services to London Euston, Birmingham and Manchester.



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01952 820 239

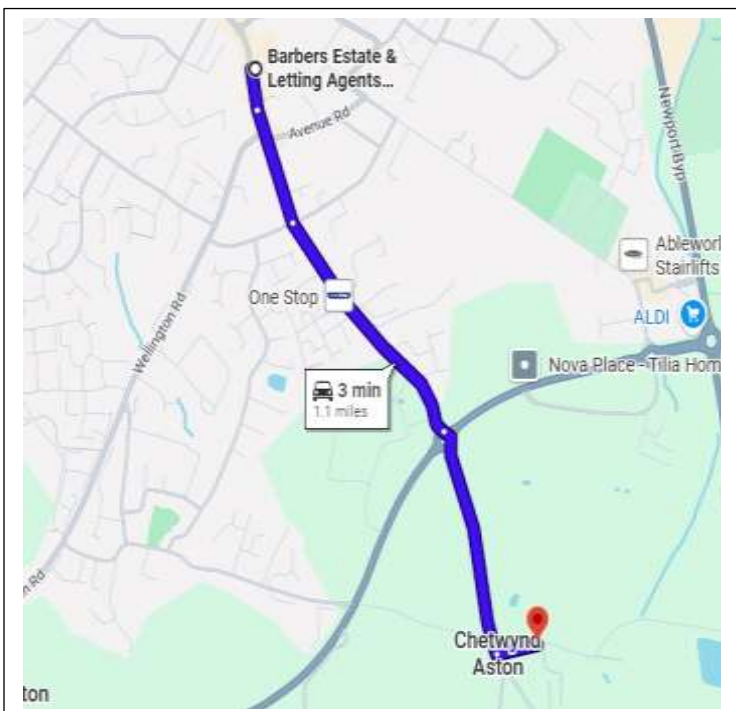


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that the property has mains electricity, drainage, water and LPG central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



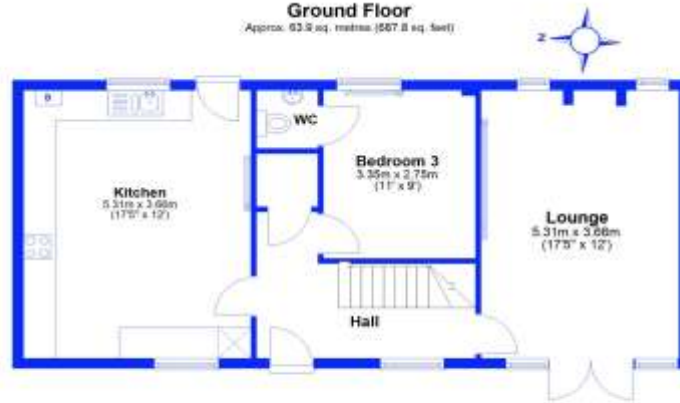
**DIRECTIONS:** From our office in the High Street, head south and continue onto Upper Bar, continue onto Station Road and at the roundabout, take the 2nd exit onto Chetwynd Aston, carry on along this road and take the turning on the left hand side, signposted Field Aston, this is just before the Wheatsheaf Public House. The parking to the property will then be located on the second turning on the right hand side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

**Ground Floor**

Approx. 63.2 sq. metres (567.8 sq. feet)



**First Floor**

Approx. 62.7 sq. metres (567.3 sq. feet)



Total area: approx. 116.8 sq. metres (1255.1 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of the floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanIt

**Cherry Tree Cottage, Field Aston, Newport**



**Selling your home?**

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.