



SAMUEL WOOD

P L A T I N U M

Introducing...

Woodcroft, Horton, Telford, Shropshire, TF6 6DT





Nestled within the picturesque and highly desirable village of Horton, this exceptional five-bedroom executive residence offers an enviable blend of luxury living and rural charm. Perfectly positioned for those seeking a peaceful village lifestyle without compromising on connectivity, the property enjoys excellent access to Newport, Telford and the wider road network, while a traditional village pub is just a short walk away. This beautifully designed accommodation is perfectly suited to modern family life, entertaining, relaxing and making the most of both indoor and outdoor living.



A welcoming reception hall with an impressive oak and glass staircase creates an immediate sense of space and quality. The superb open-plan kitchen, dining and family room forms the heart of the home, featuring underfloor heating, a large central island and ample space for both family life and entertaining. A separate utility room and guest cloakroom add practicality, while the generous living room with feature fireplace and log-burning stove offers a relaxing retreat. Completing the ground floor are a formal dining room and a versatile family room, ideal as a home office, playroom or snug.

The first floor offers four spacious double bedrooms, two benefiting from stylish en-suite shower rooms, while the remaining bedrooms are served by a contemporary family bathroom. Occupying the entire second floor, the magnificent principal suite provides a luxurious private sanctuary with an impressive bedroom, separate walk-in wardrobe, dedicated dressing room and a beautifully appointed en-suite bathroom.

Approached via an extensive gated driveway providing ample parking, the property also benefits from a detached double garage. The landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring generous patio areas, well-maintained lawns and an attractive outdoor fire pit, creating the perfect setting for enjoying time with family and friends.





Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps, Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin

Council Tax Band: G

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.











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Luxurious five-bedroom detached home with over 4,500 sq ft in a sought-after village



Open-plan kitchen, dining and family room with underfloor heating and utility room

Spacious living room with log-burning stove, separate dining room and family room



Impressive reception hall with oak and glass staircase and ground floor WC

Top-floor principal suite with dressing room, walk-in wardrobe and en-suite

Two further en-suite bedrooms, two additional bedrooms and family bathroom

Double garage, gated driveway and landscaped garden with outdoor fire pit

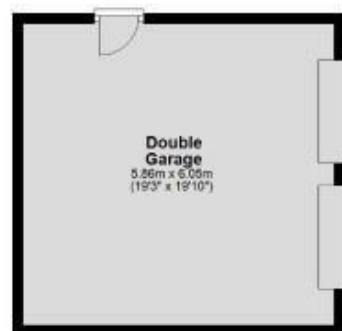
Walking distance to village pub with excellent links to Newport and Telford

No upward chain, CCTV and EPC Rating B

Viewing highly recommended by the selling agents







Total area: approx. 419.6 sq. metres (4516.4 sq. feet)

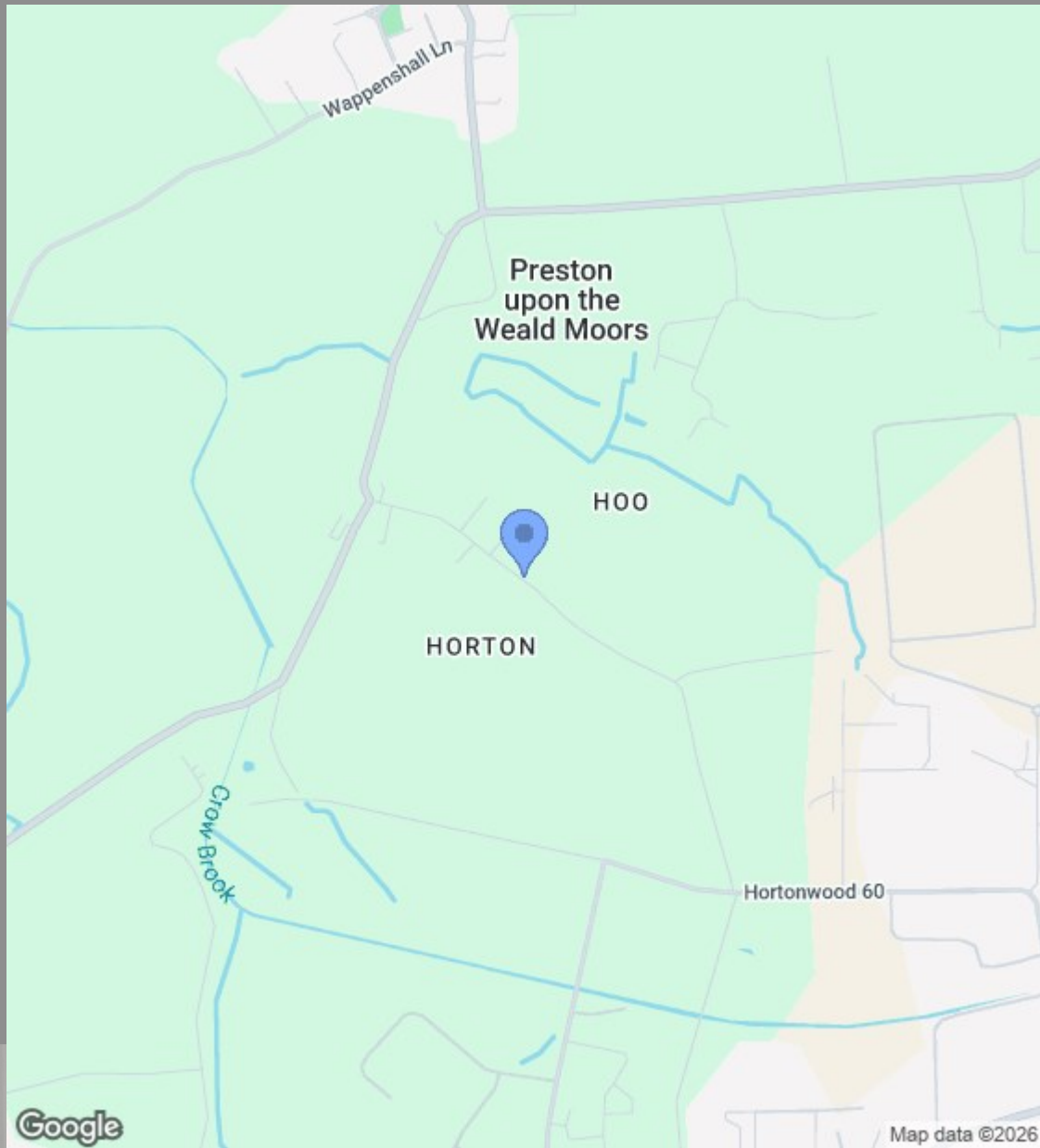




• Woodcroft •



Directions









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