



The Croft, 28 Mortimer Road
Market Drayton

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rural surveyors & property agents



The Croft

28 Mortimer Rd | Buntingsdale
Market Drayton | TF9 2EP

Market Drayton town centre 5 miles | Whitchurch 11 miles
Newport 11 miles | Shrewsbury 19 miles
Stafford station 23 miles

AN ATTRACTIVE MODERN PROPERTY OFFERING SPACIOUS
FAMILY ACCOMMODATION WITH EXTENSIVE, FABULOUS
GARDENS AND Paddock

Substantial, detached four-bedroom house

Spacious family living. Open plan kitchen/ diner

Sitting room, garden room

Double garage

Extensive stunning, mature gardens. Vegetable garden. Orchard area. 0.56 Acre

Further 0.58 Acre paddock available by separate negotiation

No onward chain

bR



Buntingsdale is a well-regarded residential area a few miles south of Market Drayton, centred around the Tern Hill military bases. Nearby Market Drayton, granted a Royal Charter to hold markets in 1247, continues to host a bustling street market and boasts one of the largest livestock markets in the country. The town offers primary and secondary schools, doctors' surgeries, supermarkets and a leisure centre with swimming pool.

The larger centres of Newport, Shrewsbury, Telford and The Potteries are all within approximately a 30-minute drive and provide a greater range of amenities. The area is well served by both private and state schools, while Harper Adams University is just a short distance away. International airports can be reached within approximately 1.5 hours, with mainline railway stations at Stafford and Crewe.

The Croft occupies an enviable and particularly private position on the edge of Buntingsdale Park, offering the perfect balance of rural living, open countryside and a sense of community. This spacious, light-filled four-bedroom detached family home stands in generous grounds, including an adjoining paddock extending to approximately 0.58 Acres.

The Property

Having been a much-loved family home for many years, The Croft offers spacious and well-balanced accommodation with an abundance of natural light. The property has been well maintained and benefits from a new roof installed in 2025 and a new boiler fitted in 2022.

A large reception hallway provides access to the principal rooms, including an impressive triple-aspect sitting room with doors opening onto the gardens. Beyond lies a wonderfully light and airy garden room, providing a delightful space to relax and enjoy the gardens throughout the seasons.

The spacious L-shaped kitchen and dining room forms the heart of the home and is ideal for family life and entertaining. It is well equipped with a Rangemaster cooker and wine fridge, with an adjoining utility room providing valuable additional practical space.

The bedroom accommodation comprises four well-proportioned bedrooms, two with en-suite facilities, together with a family bathroom. Two bedrooms also provide built-in wardrobes and useful storage.

Externally, the property benefits from a double garage and additional parking to the front.



Outside

The established gardens extend to the front, side and rear of the property, creating a beautiful and wonderfully private setting. Designed in an attractive cottage-garden style, the gardens are filled with interesting planting, mature trees and shrubs, together with well-stocked borders, roses and a charming pergola.

Beyond the main garden is an orchard area with plum, Bramley and Jonathan Gleave apple trees, sheltered by mature trees and woodland. A vegetable garden with raised beds and a greenhouse provides further appeal.

An Indian stone patio with an outdoor oven offers an excellent space for entertaining, while a secluded seating area enjoys the evening sun and provides the perfect spot for a sundowner.



Paddock

Beyond the gardens lies a 0.58 Acre (0.23 Ha) paddock with glorious countryside views, ideal for smallholding or amenity use, keeping a pony, or simply to extend the garden space. This is offered for sale by separate negotiation.

This will be sold subject to an overage clause; in the event that planning permission is granted within the next 20 years for the land to be used for any purposes other than equestrian or agricultural use then the sellers or their heirs will be entitled to 20% of the increase in value.

Services

Mains water, electric and drainage are connected. Gas-fired central heating. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Council Tax Band

Band E

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents.

Location

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