



**The Cottage and detached Annexe, Chetton, Bridgnorth, Shropshire, WV16 6UE**





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In magical gardens, The Cottage occupies approximately 0.8 acres of beautifully maintained grounds together with a self contained detached one bedroom annexe. Just a short drive from Town, this is a rural setting in the village of Chetton, offering over 2,000sq.ft of well appointed living accommodation.

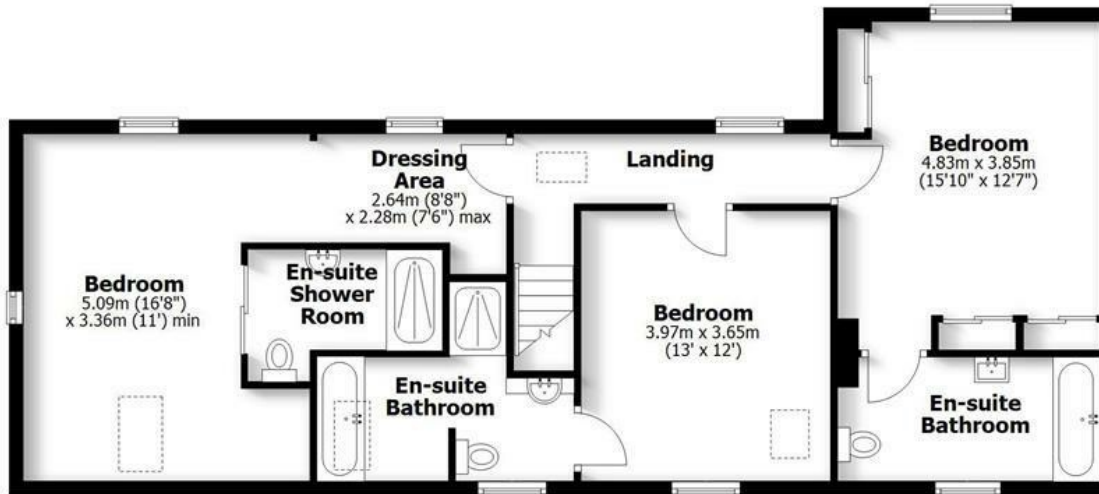
Bridgnorth - 3 miles, Ludlow - 16 miles, Much Wenlock - 9 miles, Ironbridge - 12 miles, Kidderminster - 17 miles, Shrewsbury - 22 miles, Telford - 18 miles, Birmingham - 32 miles.

(All distances are approximate).

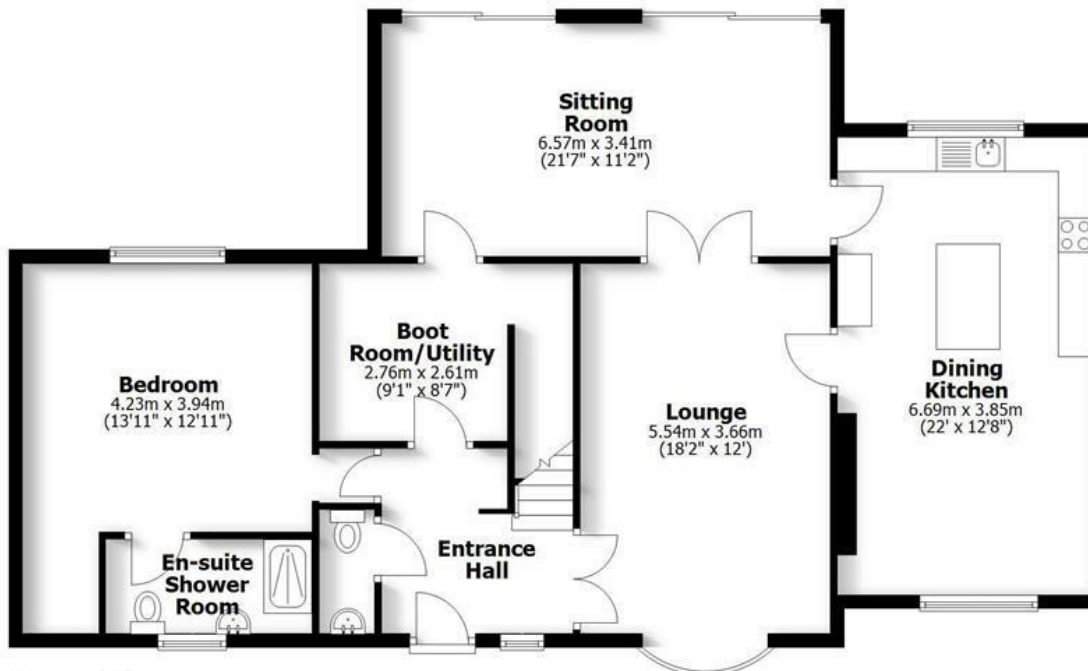
# THE COTTAGE & ANNEXE

CHETTON, BRIDGNORTH

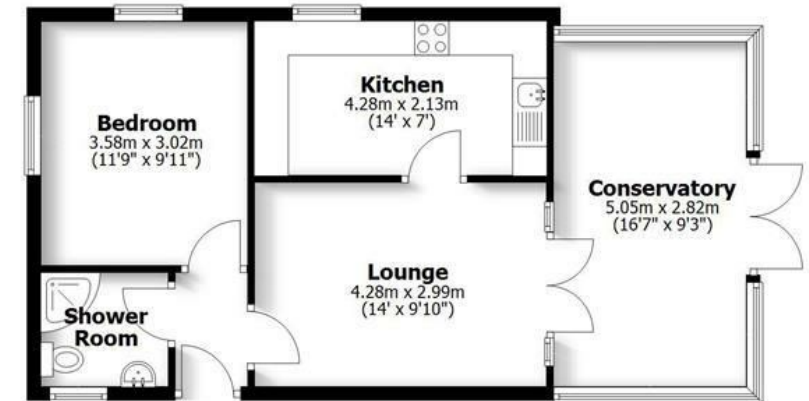
HOUSE: 200.8sq.m. 2,160.9sq.ft.  
 ANNEXE: 54.4sq.m. 585.1sq.ft.  
**TOTAL: 255.2sq.m. 2,746.0sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



First Floor



Ground Floor



Annexe

## LOCATION

The property is situated just on the edge of the picturesque village of Chetton, a charming semi-rural community with an active local presence, including a village hall and church. Surrounded by some of Shropshire's finest countryside, including the Clee Hills, the area offers outstanding views and a peaceful lifestyle. Despite its rural feel, Chetton lies just 3 miles from the historic market town of Bridgnorth, which provides a wide range of amenities including excellent schools, shopping facilities, sports clubs, eateries, and a community hospital. Bridgnorth is also home to notable attractions such as the Severn Valley Steam Railway, scenic river walks, and the iconic Cliff Railway.

## ACCOMMODATION

Upon entering the property there is an entrance hall with stairs rising to the first floor accommodation along with a convenient guest cloakroom/WC. A practical utility/boot room provides excellent storage with the provision for appliances, an additional sink, and access to an understairs pantry. The main living space features a lounge overlooking the front aspect, complete with a charming cast iron log burner. Double doors lead through to the adjoining sitting room, which enjoys garden views via full height sliding doors and also benefits from a second log burner, creating a cosy atmosphere during the colder months. The open plan dining kitchen is well appointed with a range of matching base and wall units, a central island, worktops, a sink unit, and an integrated dishwasher. Completing the ground floor is a generously sized double bedroom, which includes its own private en-suite shower room.

From the first floor landing, doors lead to three well proportioned double bedrooms, each benefiting from their own en-suite facilities. The principal bedroom enjoys views over the rear aspect and features fitted wardrobes, along with an en-suite bathroom comprising a WC, hand basin, and a bath with shower over. The second bedroom overlooks the front of the property and is served by an en-suite bathroom fitted with a wash hand basin, WC, bath with shower over, and a separate shower enclosure. The third bedroom benefits from a dual aspect, including a skylight to the front, and is complemented by a contemporary en-suite shower room enclosed by a sliding glass door. The suite includes a WC, hand basin, and a walk-in shower.

## OUTSIDE

The Cottage is approached via a driveway to the side providing ample off road parking. Steps lead up to the front entrance, complemented by an attractive planted rockery. The extensive gardens extend to the side and rear, totalling approximately 0.8 acres. Beautifully maintained and thoughtfully landscaped, the grounds offer a variety of areas including lawned gardens, a patio terrace, vegetable patch, orchard, and woodland pathways, all bordered by a brook. Additional features within the garden include a selection of timber sheds, log store and a greenhouse, enhancing the property's appeal for those seeking a tranquil outdoor lifestyle.

## DETACHED ANNEXE

Within the grounds, a one bedroom detached annexe provides excellent self contained accommodation which could offer a variety of uses, to include independent living, home office or holiday let. Having its own private access, the front door opens into a hallway, There is a lounge with an adjoining conservatory, kitchen having fitted base and wall cupboards, worktops, sink unit and built in appliances to include a fridge/freezer, cooker with hob above and the provision for a washing machine. There is a double bedroom and shower room.

## SERVICES

We are advised by our client that mains water and electricity are connected. Oil fired central heating and private drainage to both The Cottage and Annex. Verification should be obtained from your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council.  
Tax Band: F

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

## DIRECTIONS

Leaving Bridgnorth heading out on the Ludlow Road B4364. At the island proceed straight over keeping on the B4364. After approximately 3 miles take a right turn sign posted Chetton. Follow the lane along where The Cottage can be found a short distance along positioned on the left.

Offers Around £775,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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**BERRIMAN EATON**