SAMUEL WOOD

Bodnaham House, Vicarage Road, Clun, Craven Arms, SY7 8JG

Offers In The Region Of £475,000

Bodnaham House, Vicarage Road

Clun, Craven Arms, SY7 8JG

3 2 1 D

- Beautiful Detached 3 Bedroomed Home
- Wonderful Views
- Dual aspect Sitting Room
- Detached Single Garden and Garden Storage
- Large Gated Driveway and Parking for 3-4 Cars
- Perfect Village Location
- Large Kitchen Diner with useful Utility
- Downstairs Shower Room
- 3 Double Bedrooms, one with Dressing Area
- NO ONWARD CHAIN

Occupying an enviable position within the picturesque and highly desirable village of Clun, Bodenham House is an exceptional detached family residence offering an outstanding combination of contemporary comfort, generous living space and breath-taking countryside surroundings. Constructed in 2013 to a bespoke design, this beautifully presented home extends to approximately 1,687 sqft and enjoys far-reaching views across the village and surrounding Shropshire landscape.

Upon entering, a welcoming and spacious reception hall immediately sets the tone for the quality and practicality found throughout the home. The hall provides access to all principal ground-floor rooms, including a well-appointed shower room and valuable storage cupboard.

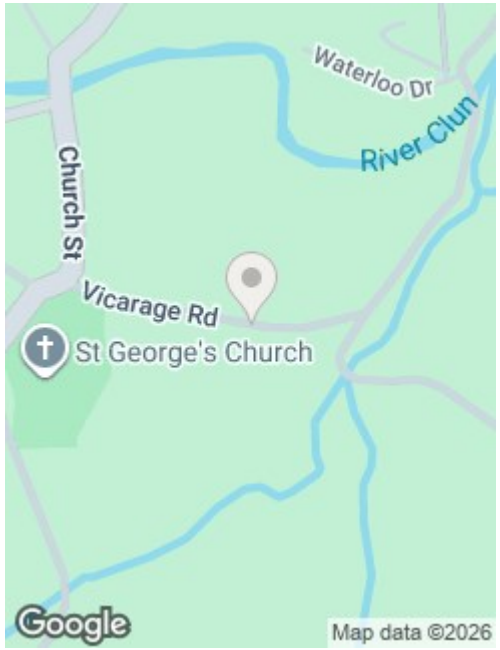
The dual-aspect sitting room is a particularly impressive feature, flooded with natural light and enjoying delightful views. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living, while a Clearview wood-burning stove set within an attractive feature fireplace creates a warm and inviting focal point for family life and entertaining alike.

At the heart of the home lies a superb kitchen and dining room, thoughtfully designed to accommodate modern family living. Offering ample space for a large dining table, this sociable room is perfect for everyday meals and special occasions. The kitchen is comprehensively equipped, featuring an oil-fired Rayburn alongside a secondary oven and hob. A perfectly positioned window frames the surrounding countryside, ensuring even daily tasks are accompanied by wonderful rural views. Adjoining the kitchen is a practical utility room providing space for appliances including a washing machine, dishwasher and fridge freezer, together with the oil-fired boiler. A door leads directly outside to the front of the property, where ample parking is available for up to four vehicles.

The first floor continues to impress, offering three generously proportioned double bedrooms, each enjoying attractive outlooks across the surrounding countryside. The principal bedroom benefits from a dedicated dressing area, while the remaining accommodation is served by a well-appointed family bathroom with shower over bath.

Externally, the property enjoys delightful gardens that perfectly complement its rural setting. With a useful storage shed and uninterrupted views across neighbouring fields, the outdoor space provides a peaceful retreat in which to relax and enjoy the natural beauty of the area. A detached single garage further enhances the property's appeal, providing additional parking and storage.

Bodenham House represents a rare opportunity to acquire a modern yet characterful family home in one of South Shropshire's most sought-after villages. Offering spacious accommodation, stunning views and an idyllic village setting, this is a property that truly needs to be viewed to be fully appreciated.



Directions

Please use the what3words app to locate the property using reference ///chapters.rejoins.tastier this will take you to the driveway of the property.

Services: We understand that the property has oil fired central heating, mains electric, mains water and mains drainage. EPC Band D.

Broadband Speed: Basic 18 Mbps Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: 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.

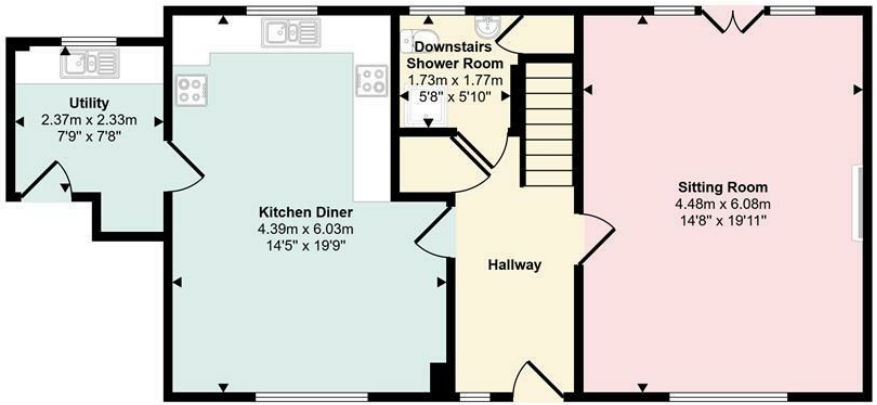
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.

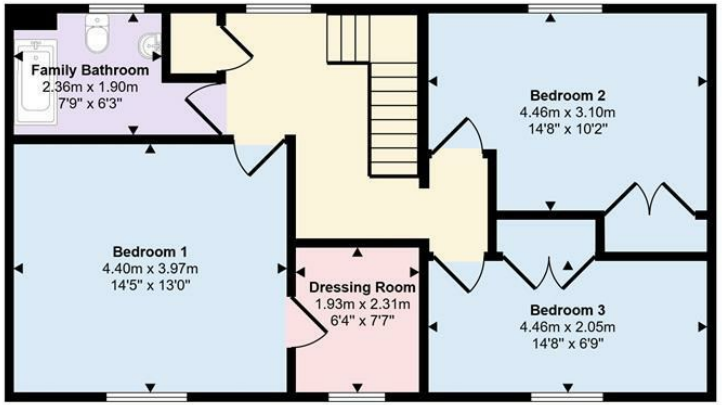
Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

Floor Plans

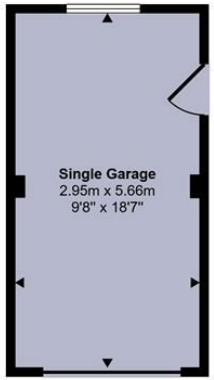
Approx Gross Internal Area
157 sq m / 1687 sq ft



Ground Floor
Approx 73 sq m / 791 sq ft



First Floor
Approx 66 sq m / 715 sq ft



Garage
Approx 17 sq m / 180 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.