



8 HILLCREST

NEWCASTLE ROAD | MARKET DRAYTON | TF9 1PA





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Whitchurch 14 miles | Stafford 19 miles | Wrexham 14 miles | Newport 13.2 miles | Telford 20 miles
(all mileages are approximate)

This is a wonderful, detached family home located on the edge of the Historic Town of Market Drayton. The property backs onto open countryside and has excellent views.

Wonderful detached, family home with views over farmland
Spacious Accommodation to 1,999ft²,
Four Reception Rooms, Kitchen & Utility
Five Double Bedrooms and Two Bathrooms
Parking for Four Cars, Electric Gates, Garage



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

8 Hillcrest is an attractive modern detached family home which occupies an enviable position within this small and select development. A particular feature is the property's wonderful position, with the rear garden and a number of the rear-facing rooms enjoying a lovely south-facing outlook over open farmland and the surrounding countryside.

SITUATION

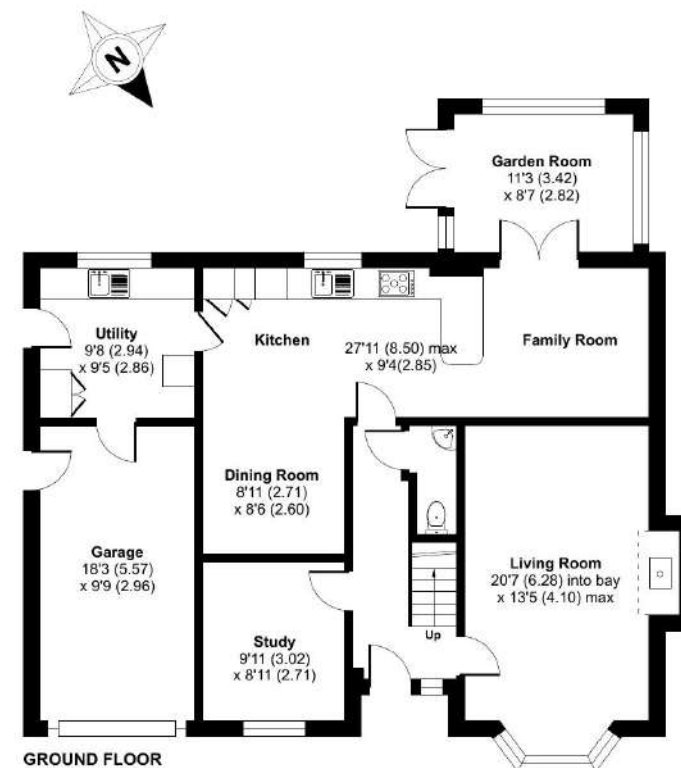
The historic market town of Market Drayton is situated in north Shropshire, close to the borders of Staffordshire and Cheshire. The town is renowned for its attractive historic centre, traditional buildings and thriving market, with a good selection of independent shops, supermarkets, cafés, restaurants, public houses and everyday amenities.

Market Drayton also offers a range of schooling, recreational and sporting facilities, whilst the surrounding countryside provides an excellent choice of walking and outdoor pursuits. The town's location makes it particularly convenient for access to Shropshire, Cheshire and Staffordshire, with larger centres including Shrewsbury, Telford, Newcastle-under-Lyme and Nantwich within comfortable travelling distance.

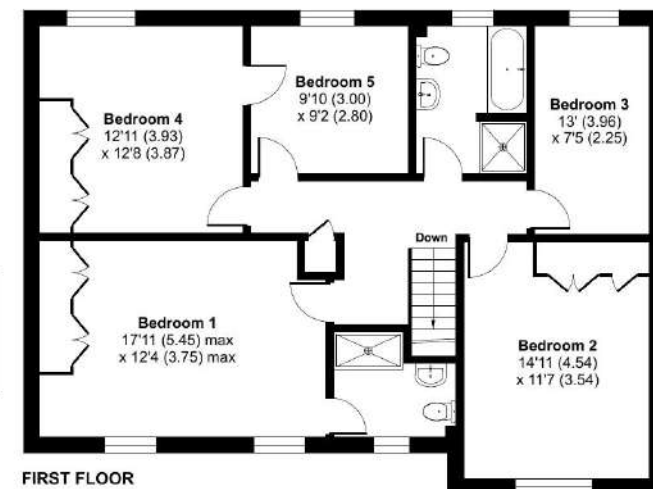
PROPERTY

The property is approached via electric gates onto a generous driveway with ample parking and garage access. A canopied porch leads into the reception hall, with cloakroom off.

The spacious living room features a bay window and fireplace with log burner, whilst the family room/study provides useful additional space.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1530776



Approximate Area = 1999 sq ft / 185.7 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 2176 sq ft / 202.1 sq m
For identification only - Not to scale

A key feature is the impressive open-plan kitchen/dining/breakfast/sitting area, with a comprehensive range of units, granite worktops, integrated appliances and breakfast bar. The kitchen area overlooks the gardens and adjoining farmland. There are double doors leading into the garden room. A spacious utility room provides storage, laundry facilities, garage access and a door to the garden.

To the first floor are five double bedrooms, three with fitted wardrobes. The principal bedroom has an en-suite shower room, with the remaining bedrooms served by a spacious family bathroom. The rear bedrooms enjoy attractive countryside views, with a linen cupboard and loft access with pull-down ladder to a part-boarded loft.



OUTSIDE & GARDENS

The development is accessed from Newcastle Road, with the driveway leading up to the top left-hand corner of the development, where a set of electric gates open onto the drive. This provides ample off road parking and continues to a large single garage, which has power and lighting. An internal door from the garage provides convenient direct access into the utility room.

To the side of the house is an attractive lawned garden, complemented by flower beds and a useful garden storage shed. A pathway continues along the side of the property, leading round to the rear garden which features a patio area and further lawns, providing an ideal setting for outdoor relaxation, family activities and entertaining.

A particular feature of the gardens is their south-facing aspect, allowing the outdoor spaces to enjoy plenty of sunshine throughout the day. The rear garden also backs directly onto adjoining farmland and open countryside, creating a lovely rural outlook and an appealing sense of space and privacy.

SCHOOLING

Market Drayton provides a good range of educational facilities for families, with local primary provision including Market Drayton Infant and Nursery School, Market Drayton Junior School and Longlands Primary School and Nursery. Market Drayton Junior School caters for children aged 7 to 11 and is situated on Alexandra Road.

For secondary education, The Grove School on Newcastle Road provides education for pupils aged 11 to 18, including sixth form provision. The school is a mixed academy and forms part of The Marches Academy Trust.

There are also a number of well-established primary schools in the surrounding villages, providing families with a choice of educational settings within the wider Market Drayton area.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

Freehold. There is an annual service charge of £220 for the upkeep of the road in the cul de sac.

SERVICES

Mains water, gas, drainage and electricity. Heating is via a gas fired boiler.

LOCAL AUTHORITY

Shropshire.

COUNCIL TAX F / EPC B

DIRECTIONS

From The Gingerbread Roundabout in Market Drayton continue along the road towards Newcastle and after about 1 mile turn right into Newcastle Road. Hillcrest is then located on the left after about 300 metres. As you enter the development the property is located in the top left-hand corner.

What 3 Words: manager.heartburn.charts



RIGHT OF WAY & EASEMENT

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars or NOT

BOUNDARIES, ROADS & FENCES

The purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



