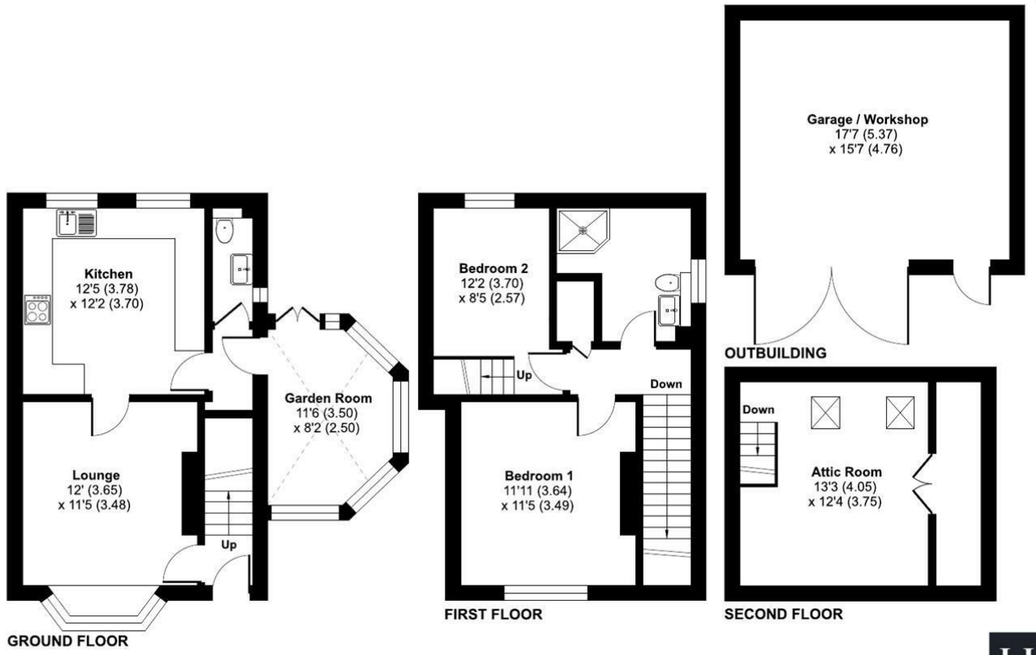
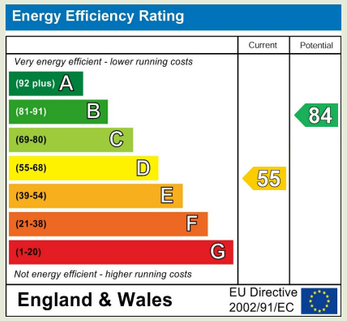
Approximate Area = 1077 sq ft / 100 sq m
Outbuilding = 275 sq ft / 25.5 sq m
Total = 1352 sq ft / 125.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1479910



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com

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.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

103 THE DALE

ASHLEY | MARKET DRAYTON | TF9 4NP

Combining period charm with modern presentation, this delightful cottage presents an idyllic lifestyle opportunity in one of Staffordshire's most desirable rural settings. The property briefly comprises sitting room, kitchen/diner, garden room and cloaks with W.C. There are two bedrooms with wonderful views, shower room and excellent versatile attic room. The cottage has lots of parking, landscaped gardens, EV charger, oil fired heating and double-glazed windows.

Fixed Asking Price £367,500

2 2 1 D

- **Charming Woodland Cottage**
- **Very Well Presented**
- **Large Landscaped Gardens**
- **Parking, Garage & Work Shop**
- **Village Location**
- **Excellent for Local Walks**

Location

The property is located in a semi-rural woodland area, close to the sought after village of Ashley which is on the Shropshire/ Staffordshire border. The popular village has a village green, local pub and very popular doctors surgery. The next village is Loggerheads which has a local supermarket, primary school, post office as well as pubs and cafes.

The closest town is Market Drayton located approximately 4 miles from the property which offers a more comprehensive range of amenities, including schools, shops, supermarkets, eateries as well as some health and leisure facilities. Areas such as Stafford, Newcastle-under-Lyme and Stoke-on-Trent are commutable from the property having motorway access to M6 junctions access to a large rail network. Stafford especially having great links to a number national rail routes. The West Coast Mainline runs through the County and provides fast and effective links to other major cities such as Manchester, Birmingham and London.

Brief Description

Halls are delighted to be instructed to sell 103 The Dale by private treaty.

Nestled within enchanting mature woodland on the edge of the highly regarded village of Ashley, this charming semi-detached cottage offers an exceptional blend of character, comfort and outdoor living. Beautifully presented throughout, the property provides a rare opportunity to enjoy a peaceful countryside lifestyle surrounded by nature, whilst benefiting from excellent accessibility to nearby amenities.

The sitting room features a delightful log-burning stove that creates a warm and inviting atmosphere. The well-appointed kitchen diner has a wide range of base and wall units, extensive miro stonework tops, drainer sink unit, integrated fridge and oven and LPG hob. There are windows with views over the rear gardens. There is a rear hall with cloakroom with W.C and a door through to the light-filled garden room.

To the first floor are two well-proportioned bedrooms with wonderful views and storage. The second bedroom has a staircase to an attic room which can be used for a number of different purposes. The attic room has two sky lights and a storage cupboard. There is a modern shower room with large shower enclosure, W.C and wash hand basin.

Externally, the property truly excels. The beautifully landscaped gardens have been thoughtfully designed to make the most of their woodland setting, creating a series of attractive spaces for relaxation, alfresco dining and entertaining. Nature lovers, gardeners and outdoor enthusiasts alike will appreciate the sense of tranquillity and privacy afforded by the mature surroundings. Ample parking is provided for several vehicles, together with a timber-framed garage and workshop, offering excellent storage and practical space for gardening equipment, outdoor pursuits or DIY projects.

Directions

From Market Drayton take the A53 towards Loggerheads. In Loggerheads, stay on the A53 over the three mini-roundabouts and after approximately 0.5 miles turn right on Gravelley Hill towards Ashley. At the bottom of the hill turn right onto The Dale (single track lane), and after 0.1 miles turn right and the property is along this lane on the right hand side and can be identified by our For Sale sign.

What 3 Words

///exchanges.grove.clever

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

Council Tax - Newcastle under Lyme

The current Council Tax Band is 'D' on the Shropshire Council Register.

Services

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.