



A traditional Duke of Sutherland cottage

Chestnut Cottage, Crudgington, Telford, Shropshire, TF6 6JG

Freehold





Tranquil village setting • Contemporary family living
Alfresco dining area • Off road parking for a number of cars
Superfast fibre broadband • Fantastic location for commuting

Location

Chestnut Cottage is situated within the small rural village of Crudgington, nestled in the heart of the North Shropshire countryside. The convenient location allows for easy access to the surrounding towns of Shrewsbury (11 miles), Telford (8.4 miles) and Newport (8.1 miles) offering amenities including supermarkets, high street and independent shops; as well as bars, restaurants and Theatre Severn in Shrewsbury. There is also shop/ post office in the village.

The local Primary School, which opened in 1877, is one of the oldest in the country. It achieved a 'good' rating by OFSTED. There are a number of highly regarded schools in the surrounding area including renowned Grammar Schools in Newport as well independent schools such as Packwood Haugh and Prestfelde, Ellesmere and Wrekin Colleges and Shrewsbury School and High School.

Shropshire is well known for its stunning rural settings and Crudgington is a fantastic representation of this. The area is perfect for those who love the outdoors with plenty of opportunities in the region for walking, fishing, cycling and horse riding. Golf is available nearby at Hawkstone Park. The M54 is 6 miles distant and provides access to the national motorway network. Stafford railway station offers a regular

and direct service to London Euston in approximately 1 hour 17 minutes.

International airports include Manchester, East Midlands and Birmingham.

Accommodation

Chestnut Cottage is an attractive village cottage which has been renovated and extended to present modern day family living while retaining its original character and charm. Believed to have been built in around 1880, the property has been re-wired, external timbers have been replaced and the roof has been well maintained; along with a modernised kitchen, utility and principal bedroom suite extension.

The front door opens to the hall with solid oak flooring and from where the staircase rises to the first floor with a good sized cloak cupboard beneath. To the left of the hall is the dining room which enjoys views over the front lawn and has a useful store room off. This continues into the sitting room boasting an electric fire and a floor to ceiling window allowing plenty of natural light.

The contemporary kitchen was added in 2015 and is well equipped with a range of fitted cupboards and units with solid wood worktops, an oven, electric hob with extractor above, tiled flooring and velux windows.







Glass doors open into the utility room which has further cupboards and units, a WC and a door opening onto the patio. The office is accessed through the kitchen and has additional outdoor access offering a versatile space for home working. The cosy breakfast room which has a multi-fuel burner within an inglenook completes the ground floor accommodation.

The staircase rises to the first floor which features exposed beams and high ceilings. The principal bedroom includes a built-in wardrobe/store space and an ensuite shower room. There are two further double bedrooms, a single bedroom with fitted wardrobes and a family bathroom with a freestanding roll top bath.

Outside

Chestnut Cottage is approached via a gravelled driveway providing ample parking space for a number of vehicles. A stone path leads through the lawn and box hedging to the front door and continues around the entire property.

There are a number of sheds including a workshop with mains electricity connected and a timber lean-to store behind, a timber potting shed and a further garden store.

Roses and a Rembrandt vine creep up the attractive south facing façade. The garden is mainly laid to lawn with herbaceous borders which are abundant with wildflowers and bulbs in spring.

A covered decking area with electricity connected provides a

wonderful space for alfresco dining and entertaining.

To the back of the house is a raised lawn with a selection of enclosed vegetable beds as well as a small patio which is a lovely spot to enjoy a morning coffee.

Directions: TF6 6JG

From Telford, follow the A5223 (Whitchurch Drive) continuing onto the A442 following signs to Whitchurch. After approximately 3.5 miles and upon entering the village of Crudgington, turn right into Crudgington Green. After approximately 130 yards, turn right and the property will be found on your left hand side.

Tenure: Freehold

Services: Mains water, electricity and gas. Private drainage.

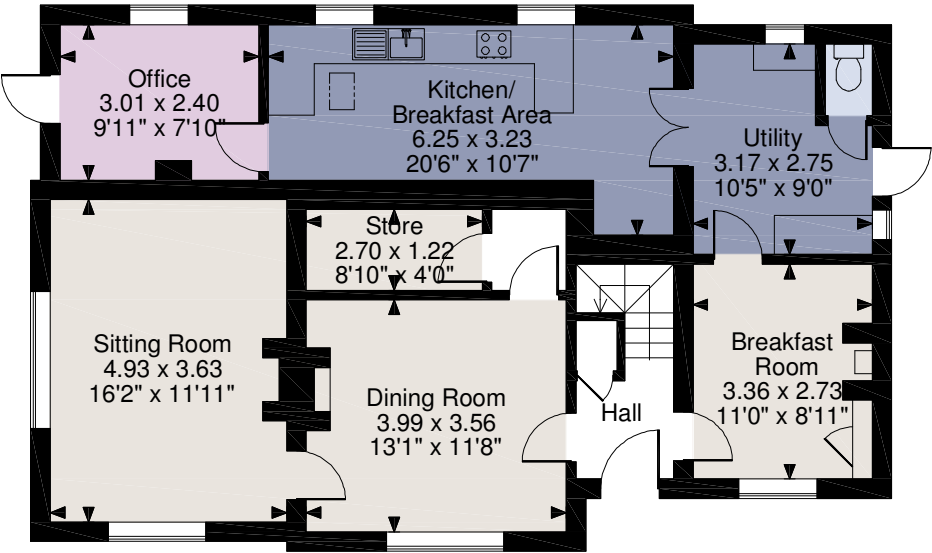
Local Authority: Telford and Wrekin Council. Band G.

The property is offered for sale by private treaty. All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

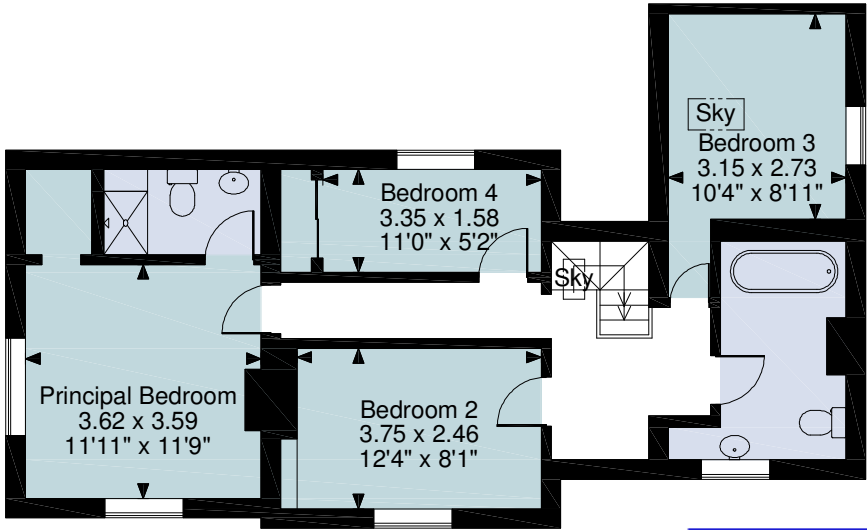
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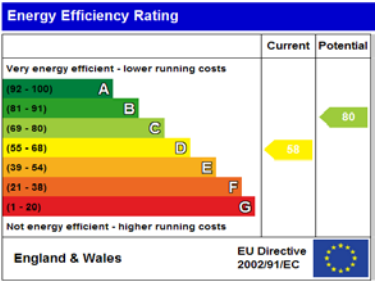
Ground Floor



First Floor

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