

# Chestnut Cottages, 3 Sandford Whitchurch SY13 2AW



5 Bedroom Cottage - Detached  
Offers In The Region Of £525,000

## The features

- IMPRESSIVE AND VERSATILE ACCOMMODATION
- 4 RECEPTION ROOMS AND CONSERVATORY
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE
- DRIVEWAY WITH AMPLE PARKING AND HARDSTANDING
- VIEWING HIGHLY RECOMMENDED
- IMPROVED AND EXTENDED DETACHED HOME
- LOVELY FITTED KITCHEN WITH APPLIANCES AND SHOWER ROOM
- 4 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- GENEROUS SIZED GARDEN EXTENDING TO JUST OVER 1/4 ACRE.
- EPC RATING E



**\*\*\* 5 BEDROOMS, 4 BATHROOMS AND 1/4 ACRE GARDENS \*\*\***

**If you are looking for a very spacious and versatile family home then look no further than Chestnut Cottage - this is the perfect home for a growing family, those who work from home and those who love to entertain.**

**Occupying a convenient position ideal for commuters with ease of access onto the A49 network with links to Shrewsbury and Telford.**

**The accommodation briefly comprises Reception Hall with ground floor Shower Room,**

## **Property details**

### **LOCATION**

Occupying a convenient position ideal for commuters with ease of access onto the A49 network with links to Shrewsbury and Telford.

### **ENTRANCE PORCH**

Sealed unit double glazed with further door opening to

### **SITTING ROOM/RECEPTION**

with window to the front, recess housing cast iron log burner, parquet wood block floor, radiator.

### **STUDY/SNUG**

with window to the side, continuation of wood block flooring, radiator.

### **LOUNGE**

having window to the front, central dual aspect log burner, media point, radiator. Wooden floor covering.

### **CELLAR**

Accessed from the lounge. Full tanked, finished with wooden laminate flooring, spot lighting, radiator and a small window this space is currently used for storage but offers excellent potential as a home office or cinema room.

### **GAMES ROOM/LOUNGE**

A great multi purpose room naturally well lit with bay window to the front and further window to the side, Dual aspect log burner, radiator and wood block flooring.

### **KITCHEN/BREAKFAST ROOM**

Attractively fitted with range of cream fronted shaker style units incorporating one and half bowl undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, fridge and washing machine. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, eye level double oven, grill, microwave and coffee machine with storage above and below, attractive tiled surrounds and complementary eye level wall units. Double opening French doors leading onto the garden, wall mounted contemporary radiator and tiled flooring.

### **UTILITY ROOM**

with undermount sink with mixer taps set into base cupboard with work surface to the side with space beneath for appliance and additional space for American style fridge/freezer, double storage/cloaks cupboard, tiled floor.

### **INNER HALL**

with door leading to the garden, stairs to the first floor and parquet flooring.

### **SHOWER ROOM**

with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiling, wood block floor, radiator.

### **TV LOUNGE**

with wood block flooring, radiator and double opening French doors leading through to

### **CONSERVATORY**

being sealed unit double glazed construction with tiled floor and double opening French doors leading to the garden.

### **FIRST FLOOR LANDING**

There are two staircases that provide access to the First Floor, and with this could provide a self contained suite if required. Window to the side.

### **BEDROOM 1**

A generous double room with window to the rear with lovely rural aspect, radiator and opening to

### **DRESSING AREA**

fitted with range of mirror fronted wardrobes, window to the rear again with rural aspect.

### **EN SUITE SHOWER ROOM**

with suite comprising shower cubicle, twin wash hand basins set into vanity units with storage beneath and WC. Complementary tiled surrounds, window to the side.

### **BEDROOM 2**

with window to the side, wooden effect flooring, radiator.

### **BEDROOM 3**

with window to the rear, fitted double wardrobe, radiator.

### **BATHROOM**

with suite comprising shaped roll top bath with mixer taps/shower attachment, wash hand basin and WC. Complementary tiled surrounds, window to the rear, radiator.

### **BEDROOM 4**

with window to the front, radiator.

### **BEDROOM 5/GUEST ROOM**

A generous double room with window to the side, radiator.

## SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin set into tiled top, WC. Window to the side, radiator.

## OUTSIDE

The property is set back from the road and approached through double opening gates over a large driveway which provides ample parking and hardstanding for numerous vehicles and covered carport area for two vehicles, being well screened by fencing. Side pedestrian access leads around to the very generous sized rear garden which is laid extensively to lawn with shrub and herbaceous beds and mature specimen trees and bordered to the rear by open farmland. Adjacent to the house is a large paved sun terrace which is ideal for outdoor entertaining.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

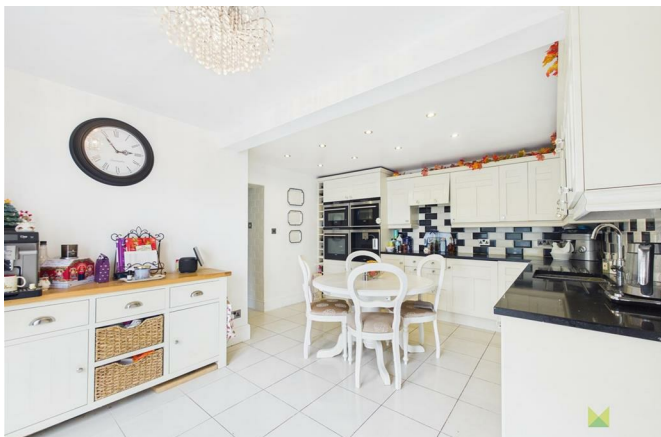
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

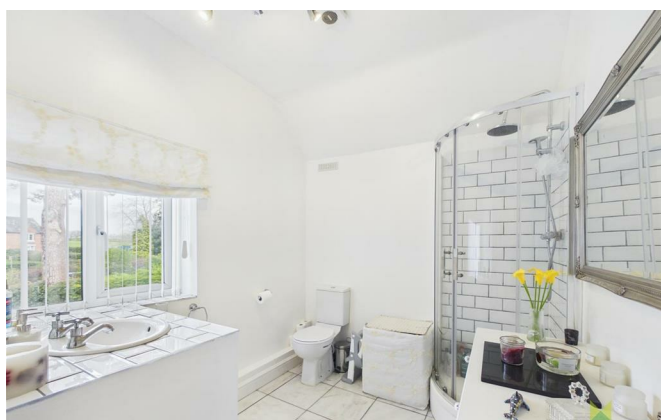
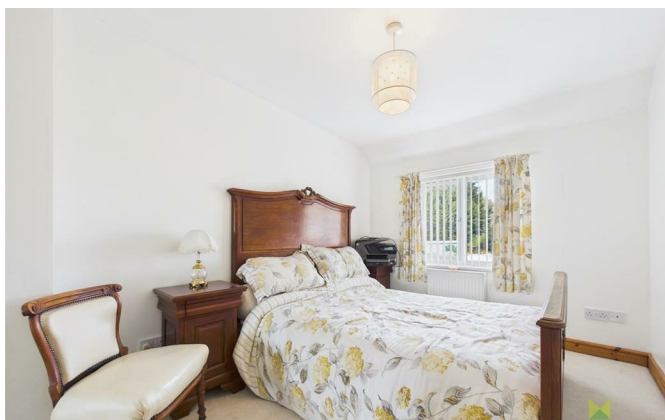
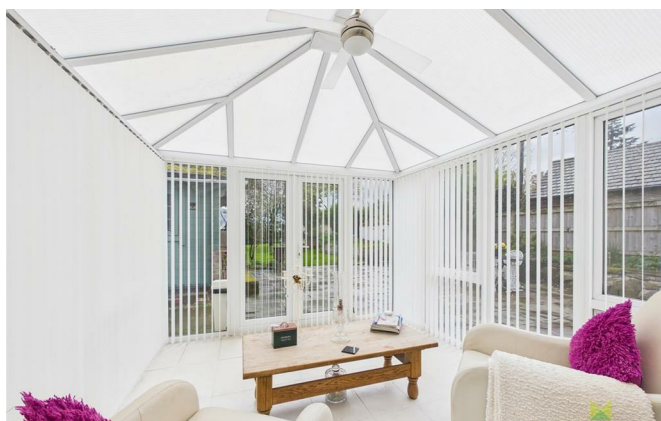
## NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



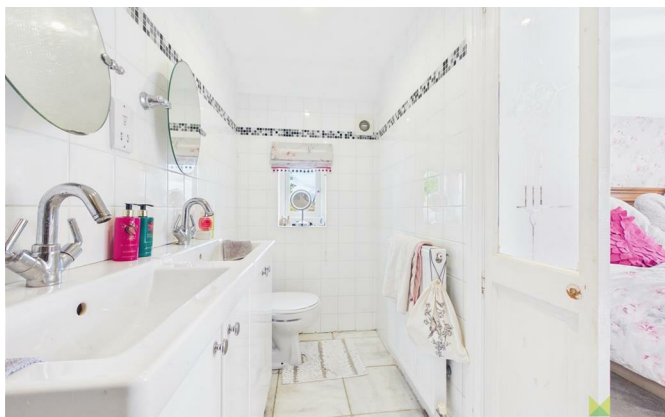


**MONKS**



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**Judy Bourne**

Director at Monks  
judy@monks.co.uk

**Get in touch**

Call. 01939 234368  
Email. info@monks.co.uk  
Click. www.monks.co.uk

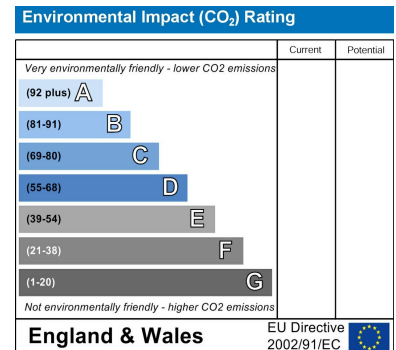
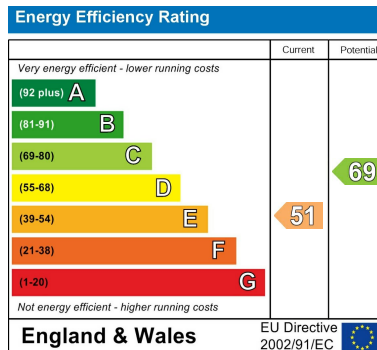
**Wem office**

13A High Street, Wem,  
Shropshire, SY4 5AA

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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