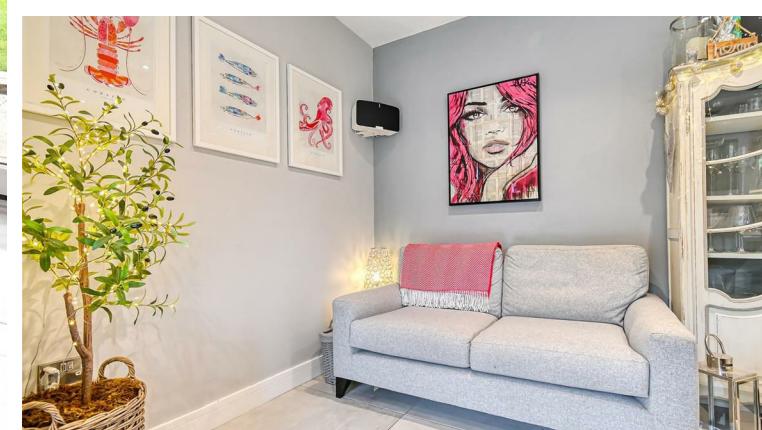




8 The Moat House, Eardington, Bridgnorth, Shropshire, WV16 5LE

BERRIMAN
EATON



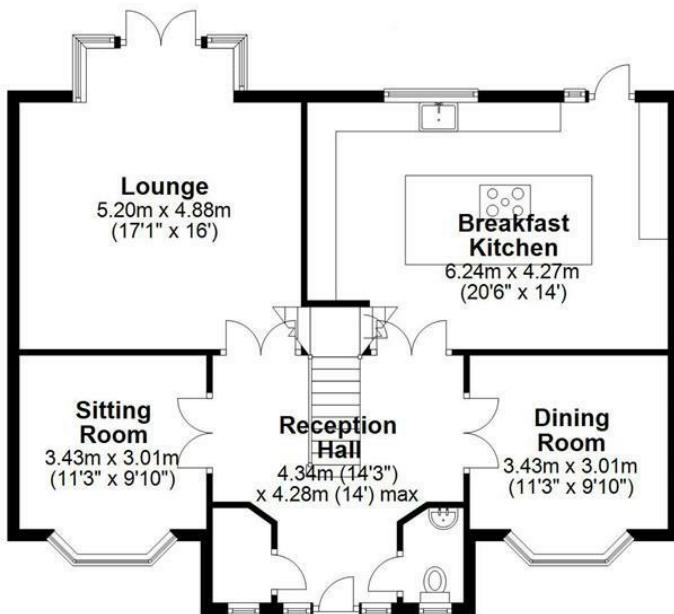


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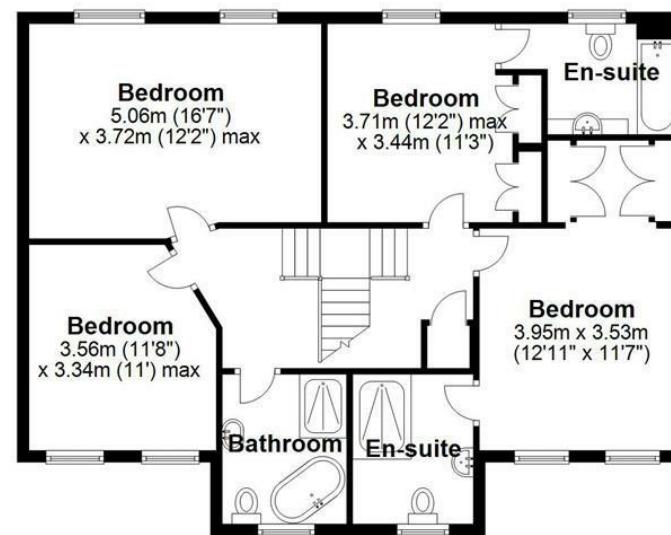
A 4/5 bedroom detached home of outstanding quality having undergone recent improvements. Set within this exclusive gated development in a peaceful, village setting with a triple garage and large garden close to Bridgnorth. So many features, read on!

Bridgnorth - 1.5 miles, Telford - 14 miles, Shrewsbury 23 miles, Wolverhampton - 16 miles, Stourbridge - 16 miles, Birmingham - 30 miles.
(All distances are approximate).

8 THE MOAT HOUSE
EARDINGTON, BRIDGNORTH



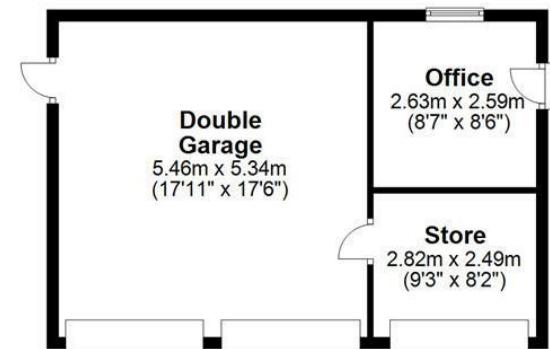
Ground Floor



First Floor

HOUSE: 179.3sq.m. 1930.4sq.ft.
GARAGE: 45.1sq.m. 485.3sq.ft.
TOTAL: 224.4sq.m. 2415.7sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Enjoying a semi rural location, Eardington is a small hamlet located just on the outskirts of the historic market town of Bridgnorth. Perfect for outdoor enthusiasts, offering an abundance of countryside walks on your door step along with riding, cycling and sailing on Chelmarsh reservoir yet within easy reach of transport links and major conurbations. Bridgnorth town centre has excellent everyday facilities whilst Telford, Shrewsbury, Wolverhampton and Birmingham offer more extensive shopping. Good performing schools can be found in and around Bridgnorth. Places of interest nearby include the Severn Valley Railway, the Eardington nature reserve, the town of Ironbridge (a world heritage site) and further afield are the Clee Hills, Wrekin and the Long Mynd.

ACCOMMODATION

This is a modern detached family home quietly positioned at the end of the close within the gated development. Built to a five bedroom two storey design with a triple detached garage, the house has been extensively improved to a much higher specification throughout with four luxury double bedrooms, two having re-fitted en-suite shower rooms and a re-fitted principal bathroom. All bathrooms and the ground floor accommodation have underfloor heating with lovely Italian porcelain ceramic tiling and new windows and external doors. The welcoming large hall with central staircase sets the scale of the rooms, a particular feature is the modern open plan 'live in' dining kitchen. Part of the triple garage has been converted into a home office and in the summer of 2020, a summerhouse was added as an external bar/party room.

Entering into the large reception hall a central staircase rises to a galleried landing. There is a cloaks cupboard and a guest WC. The sitting room is positioned to the front having a walk in bay window. Across the hall is the formal dining room also having a bay window looking out to the front aspect. The living room over looks the rear garden with French doors opening out. There is a fully fitted home cinema unit incorporating an array of bespoke carpentry cupboards and display shelving along with surround sound. The modern recently fitted breakfast kitchen is open plan, having a comprehensive range of contemporary fittings with Quartz work surfaces and integrated NEFF appliances: Induction hob, canopy extractor, larder fridge, freezer, dishwasher, two eye level ovens, warming drawer, coffee machine and wine cooler. A four seater breakfast bar creates a large centre piece, with designed lighting for mood settings around the kitchen Island and units. Doors open out onto the rear patio.

From the entrance hall a split staircases rises to the first floor galleried landing, The principal bedroom suite comprises of a double bedroom overlooking the front elevation with a dressing area providing built in wardrobes and an en-suite shower. There are a further three double bedrooms one having an en-suite bathroom with Corian sink and surface with fitted vanity unit, WC and bath with shower over. The family bathroom has been re-designed as a wet room and also includes an oval bath tub.

OUTSIDE

8 The Moat House benefits from a TRIPLE DETACHED GARAGE (one of the garages has been converted into a STORE and HOME OFFICE) with a block paved driveway offering private parking for a number of vehicles. The front has been landscaped to offer low maintenance upkeep with a boundary wall and patio having steps up to the front canopy entrance. The rear garden is mainly laid to lawn enjoying a private aspect and backing onto a quiet lane. A paved patio terrace leads off the dining kitchen and extends around to the side, where the current owners have created an wonderful outside entertaining area with provision for a hot tub and pizza oven with a summerhouse that is currently used as a bar for the summer months.

FIXTURES AND FITTINGS

By separate negotiation.

SERVICES

We are advised by our client that mains water, electricity and drainage are connected. LPG central heating. Verification should be obtained by your surveyor.

Please note that a yearly service charge is payable. This covers a gardener for communal areas and service contract for the electric gates. There is an (AGM) Annual General Meeting held for the residents.

COUNCIL TAX

Shropshire Council.

Tax Band: G.

www.mycounciltax.org.uk/content/index

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

DIRECTIONS

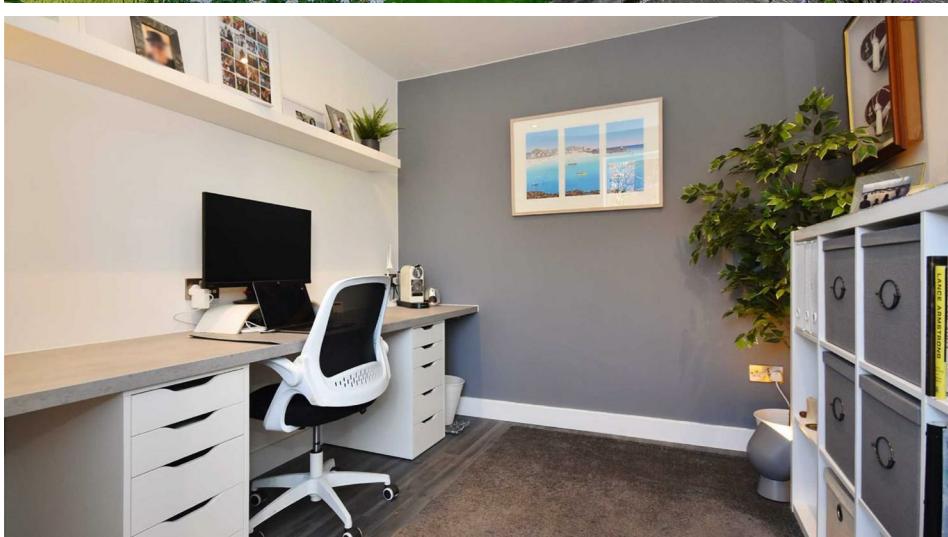
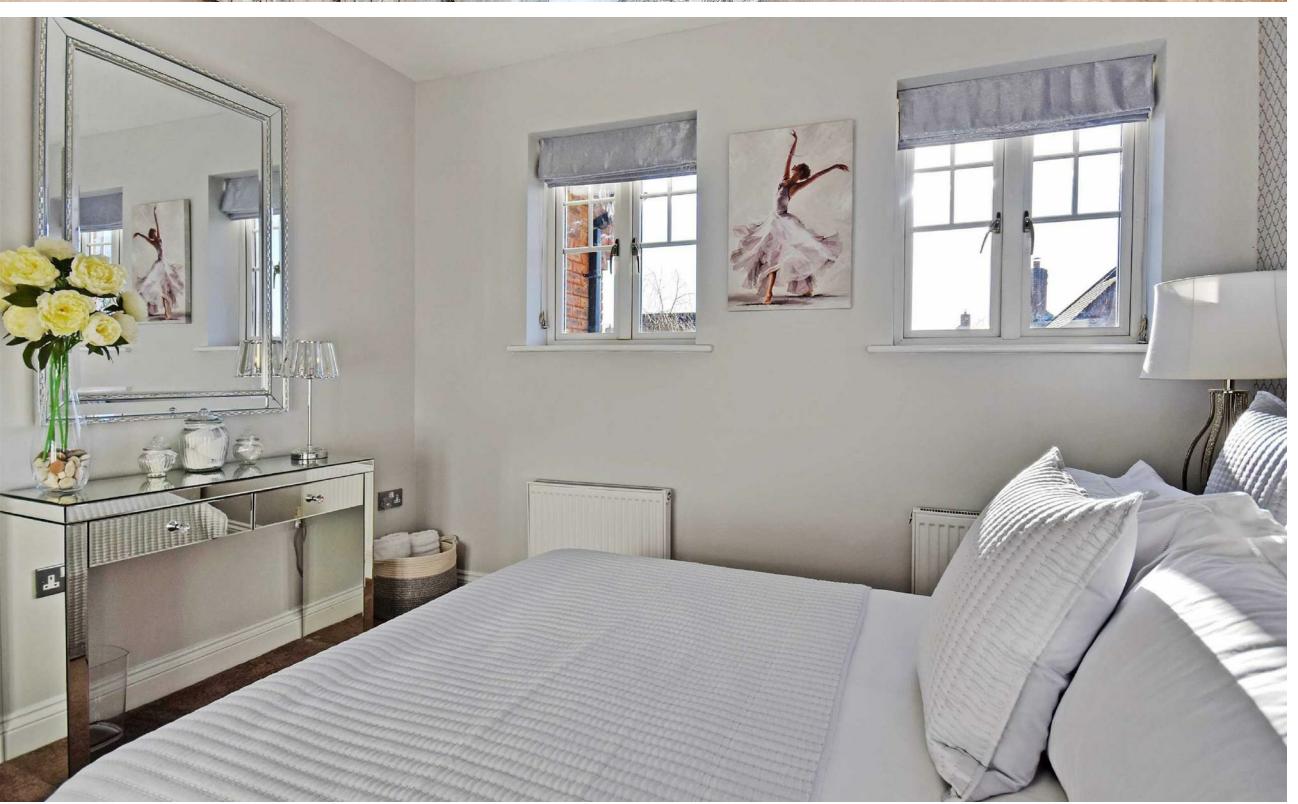
From Bridgnorth proceed out on B4555 toward Chelmarsh. Proceed along the road for 1.5 miles until reaching Eardington. The Moat House gated development is positioned on the right hand side as you drive through the village.

Offers Around £775,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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BERRIMAN EATON