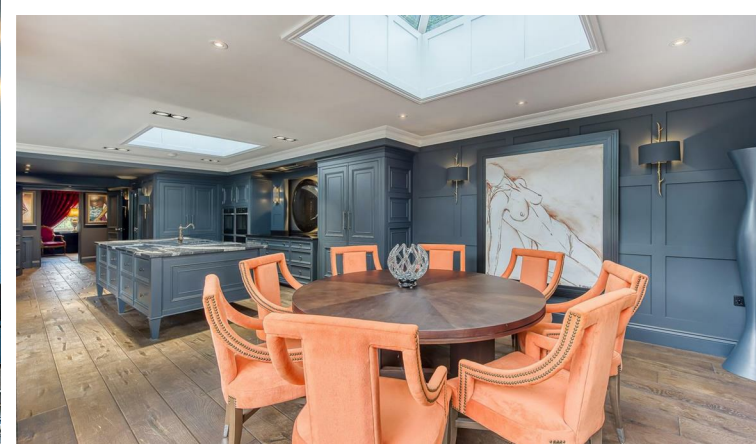




Beech House, Chesterton, Bridgnorth, Shropshire, WV15 5NX

BERRIMAN
EATON





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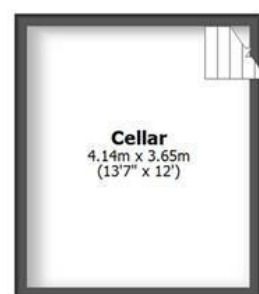
An exquisite home of great character most tastefully re-designed and extended for modern family living in this beautiful village setting. Double garage and gated driveway.
Bridgnorth - 6 miles, Telford - 10 miles, Wolverhampton - 10 miles, Shrewsbury - 26 miles, Kidderminster - 16 miles, Stourbridge - 13 miles, Birmingham - 21 miles.
(All distances approximate).

BEECH HOUSE

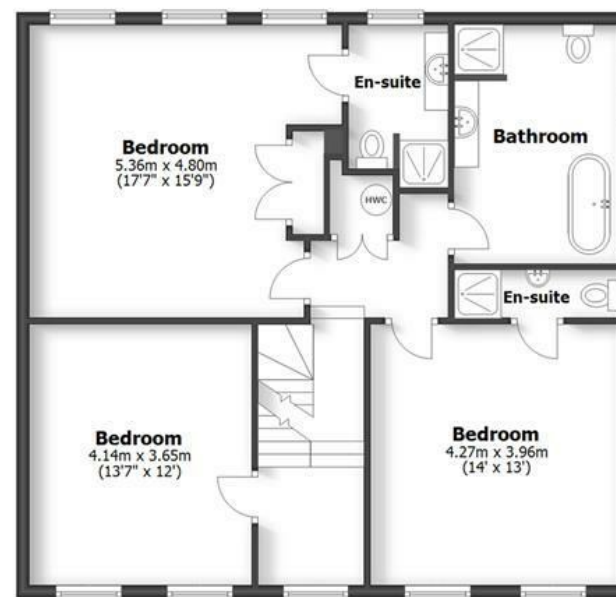
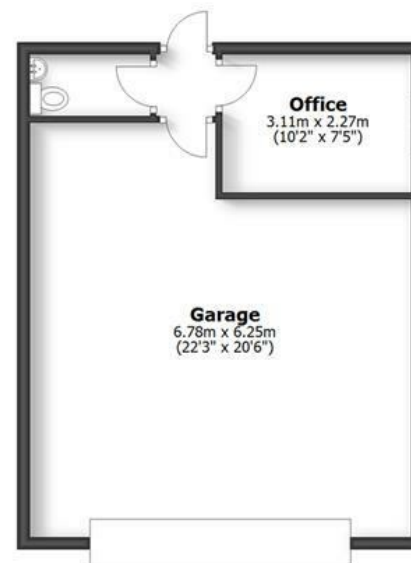
CHESTERTON



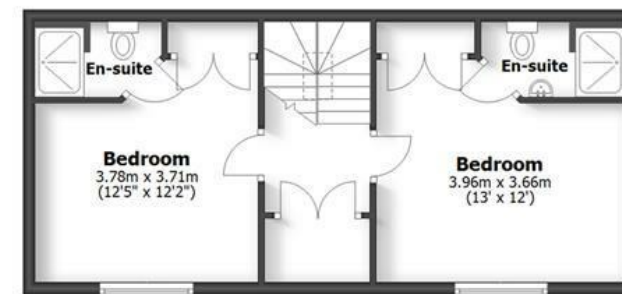
Ground Floor



Cellar



First Floor



Second Floor

HOUSE: 276.8sq.m. 2979sq.ft.
CELLAR: 15.1sq.m. 163sq.ft.
GARAGE: 49.3sq.m. 531sq.ft.
TOTAL: 341.2sq.m. 3673sq.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

Chesterton is a highly sought after Shropshire hamlet surrounded by farmland enjoying a rural outlook yet only a short distance from the Historic market town of Bridgnorth and is within easy commuting distance of Telford, Shrewsbury and Wolverhampton. The area is tranquil with an abundance of footpaths and bridleways for lovers of the great outdoors with three near-by golf courses. Albrighton is located within 6 miles which benefits from having an hourly train service to Birmingham City centre and a Doctors Surgery. There is a small convenience store only a few minutes drive away at Rudge Heath providing a wide array of everyday items with other pubs and cafes only a short distance away.

ACCOMMODATION

The comprehensive works to Beech House include double glazed sash windows, creative mood lighting, engineered oak flooring in the main reception areas and luxury kitchen and bathroom fittings.

Entering into a spacious hall with engineered oak flooring and a feature fireplace with marble surround and living flame gas fire, makes a wonderful reception with doors off to all rooms and access to the cellars. The drawing room with sash windows to the front aspect includes a large inglenook fireplace with an open fire. Leading off the hall is the formal dining room extending into a large bay window with concealed lighting and a fitted log burner. The ground floor has a guest WC/cloakroom, whilst double doors from the hall open into the impressively extended live-in kitchen area with underfloor heating designed for a TV relaxing area, dining area and fitted kitchen with three large roof lanterns for natural light. The many units incorporate full height double cupboards that open into a bar with a wine cooler, ice maker, backlit shelving for glasses and a further drinks cooler. The kitchen is designed around a 3m long granite topped island that includes a boiling tap and water filter at the sink, with further fitted appliances to include 2 fan ovens, microwave, 2 warming drawers, 8 induction hot plates, fridge, freezer and extractor. The open plan living and sitting areas have bi-folding doors to the garden terrace. A discreet door gives access into the utility area, extensively fitted for storage with plumbing for the washing machine, sink unit and central heating controls.

On the first floor, the principal bedrooms suite includes an antiqued mirrored feature wall, king-size bed with a retracting built in TV, sash windows to the rear, fitted wardrobes and a mirrored door accessing the luxury en-suite. The second double bedroom has it's own landing and en-suite shower room, with a guest bedroom and the large house bathroom including a roll top bath, marble topped vanity unit, walk in shower and Amtico flooring. The second floor has two double guest bedrooms with built in wardrobes and two en-suite shower rooms.

OUTSIDE

Electric gates with an intercom provide a secure access with good parking and a double detached garage. Fitted with a secure door (remote control), there is a useful loft space and at the rear, a separate office area and gardeners WC. The ceramic tiled terrace leads across the rear and side to make a large entertaining area with wrought iron gates to the front. The mature gardens are mainly laid to lawn with a feature pond, external lighting and topiary in the front garden.

TENURE

We are advised the property is FREEHOLD. Verification should be obtained by your solicitor.

SERVICES

We are advised by our clients that mains water and electricity are connected. Oil central heating. Private drainage. Please note that there is a monthly management fee for the village private sewage treatment plant. Verification should be obtained from your surveyor.

COUNCIL TAX

Shropshire Council, Tax Band: F
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

Certain fixtures and fittings may be available by separate negotiation.

VIEWING

Strictly by appointment through the BRIDGNORTH OFFICE.

Offers Around £1,500,000

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