



6 St. Johns Court, Ditton Priors, Bridgnorth, Shropshire, WV16 6TQ

BERRIMAN
EATON

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A charming detached stone cottage in the heart of the village offered with no onward chain. Situated at the foot of the picturesque Brown Clee with easy access from the rear garden onto the public footpaths, this attractive cottage is just a short stroll from local amenities. Boasting stunning views and immaculately presented throughout, the house is complete with a private driveway and adjoining large garage. Bridgnorth - 9 miles, Shrewsbury - 21 miles, Ludlow - 14 miles, Telford - 17 miles, Kidderminster - 22 miles, Worcester - 32 miles, Birmingham - 40 miles. (All distances are approximate).

LOCATION

St Johns Court enjoys a peaceful position in the heart of the village of Ditton Priors within the Conservation Area, directly opposite the historic St John's Church. This tranquil location offers beautiful views towards the iconic Brown Clee Hill, set amidst the stunning Shropshire countryside.

Ditton Priors is a small, picturesque rural village located to the south-west of the historic market town of Bridgnorth. Surrounded by rolling hills and scenic landscapes, the area is a haven for walkers, cyclists, and lovers of the outdoors, making it highly sought after for its natural beauty and community feel. The village itself has an excellent selection of local amenities including a primary school, church, post office, medical practice, convenience store and excellent butchers. There is also a petrol station, public house and a village hall/community centre, all within walking distance.

ACCOMMODATION

Built in the 1980's to a modern specification with character features, the accommodation from the porch leads to the front door, which opens into an entrance hall. From here, stairs rise to the first floor and there is access to a convenient guest cloakroom/WC. The well-appointed kitchen features a range of matching wall and base units with worktops over, incorporating an inset ceramic sink and a window to the side elevation, providing good natural light. Appliances include an integrated fridge-freezer, built-in oven and hob with extractor above, dishwasher, and provision for a washing machine. A door opens into the adjoining conservatory which provides an excellent dining space with southerly views over the garden. It provides ample space for both dining and relaxing, with French doors opening onto a raised patio terrace and the views beyond the garden. The dual-aspect lounge features French doors into the conservatory and a charming brick fireplace housing a Clear View log burner, complemented by exposed ceiling beams which add character.

Upstairs, the first-floor landing benefits from a skylight, a built-in airing cupboard, and leads to the three bedrooms and family shower room. Two of the bedrooms are generous doubles and enjoy views over the rear garden and the Brown Clee Hill, both with built-in wardrobes. A third bedroom overlooks the front elevation, taking in views of St John's Church. The modern shower room is fitted with a contemporary white suite, including a walk-in shower, wash hand basin, and WC.

OUTSIDE

Externally, the property enjoys a private driveway to the side offering off-road parking and access to the adjoining garage, which features double front-opening doors and a rear pedestrian door to the garden. The garage is wider than a standard garage.

The rear garden is beautifully maintained, benefiting from a sunny aspect and views across to the Brown Clee. Enclosed by mature hedging, the garden features well established borders, a raised patio terrace enjoying a private aspect.

SERVICES

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

TENURE

We are advised that the property is Freehold. Vacant possession will be given upon completion. Verification should be obtained by your solicitors.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

DIRECTIONS

From Bridgnorth, take the A458 towards Shrewsbury. Upon entering the village of Morville, fork left onto the B4368, signposted Craven Arms. Continue along this road for approximately 3 miles, then turn left, signposted Ditton Priors. As you enter Ditton Priors, proceed past the petrol station, then take the right turn by the Church. 6 St Johns Court can be found shortly along on the left-hand side.

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Asking Price
£475,000

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.



6 ST JOHNS COURT DITTON PRIORS

HOUSE: 92.7sq.m. 997.5sq.ft.

GARAGE: 15.1sq.m. 162.2sq.ft.

TOTAL: 107.8sq.m. 1,159.7sq.ft.

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



