



Plowden Cross Lane Head, Bridgnorth, Shropshire, WV16 4SJ

BERRIMAN
EATON





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With far reaching views, around a mile from Town, this large, luxury home makes a very desirable residence with spacious accommodation (over 4000sq.ft) in around an acre of gardens with the addition of being able to purchase a further 3 acres of adjoining grazing land.

Bridgnorth - 1.5 miles, Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 17 miles, Wolverhampton - 17 miles, Birmingham - 33 miles.
(All distances are approximate).

PLOWDEN
CROSS LANE HEAD, ASTLEY ABBOTTS

HOUSE: 373.3sq.m. 4018sq.ft.
OFFICE: 23.7sq.m. 255sq.ft.
GARAGE: 26.7sq.m. 288sq.ft.
TOTAL: 423.7sq.m. 4561sq.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

Located near the small village of Astley Abbots to the west of the River Severn and just off the B4373, this is a very desirable and quiet destination, only a short distance north from the historic market town of Bridgnorth and being within easy access of Ironbridge, Telford and the West Midlands conurbation. Bridgnorth offers an extensive selection of facilities including shops, primary and secondary schooling, health services, hospital, post offices and numerous pubs, eateries and entertainment. The Town also hosts a good selection of sports clubs, weekend markets and attractions such as the Severn Valley Railway, Theatre and the Cliff Railway.

The immediate area offers an abundance of beautiful countryside walks and activities, access to the River Severn walks with cycle paths and provides an ideal balance of town and country living. The village itself has a population of around 400 and a Church dating to the C12th.

OVERVIEW

With extensive 5 bedroom accommodation, this is an impressive home renovated to an exceptionally high standard in 2007 and later extended in 2015. Viewing is highly recommended of this modern home.

Internally, there are hardwood double glazed windows and doors, and mains gas central heating. Surround sound is installed to all key rooms whilst engineered wood flooring flows through the ground floor. Particular features include the large principal bedroom suite, four reception rooms, an open plan 'live-in' kitchen and the private, far reaching aspects to the front and rear.

ACCOMMODATION

From the porch a door leads into the spacious hallway with stairs rising to the first floor and access to the guest cloakroom. The front accommodation with far reaching views includes a study/snug, a spacious drawing room with feature living flame gas fire and patio doors to the rear courtyard. Beyond here leads into the sitting room that has a tiled floor with patio sliding doors to the rear courtyard, but again enjoys the far reaching views to the front. A separate dining room has patio doors to the side, with the large breakfast kitchen situated at the rear in an open plan style having an extensively fitted kitchen area to include granite worktops, breakfast bar, a range of built-in appliances including an AEG double eye level oven, microwave, AEG 5 ring gas hob, wine cooler, Bosch fridge freezer with ice dispenser, and dishwasher. There is a door to the courtyard patio area and four windows with views. A useful pantry leads off the Kitchen area. There is ample room for both dining and sitting, whilst a further door leads into a separate utility area with plumbing for an automatic washing machine and a sink unit, a range of fitted units and a door off to the plant room housing the Worcester Bosch gas central heating boiler.

On the first floor the landing with down lighters and sky lights gives access into the principal bedroom, walking through a fitted dressing room with a range of wardrobes and eaves storage space. From the bedroom is an en-suite bathroom with bath, WC, bidet, hand basin and separate shower and fitted cupboards. The guest bedroom also has an en-suite with WC, hand basin and bath with shower over. There are three further bedrooms and a house bathroom which includes a bath with a shower over, WC, hand basin, bidet and heated towel rail.

OUTSIDE

With hedge boundaries, a front gate gives access to the large gravelled driveway and access to the DETACHED DOUBLE GARAGE with remote door and power points. Steps lead to the elevated porch with far reaching views and the gardens primarily laid to lawn lead around the property. From the kitchen, there is a large paved courtyard enjoying all day sun in a sheltered position that includes a further BRICK BUILDING (formally a garage) that could be easily adapted for several uses having a tiled floor, light, power points and a WC with further plumbing available (water and electricity are connected).

There are a range of inset trees including fruit trees, whilst a wooden 5 bar gates provides access into the adjoining 3 acre grazing land (available by separate negotiation).

SERVICES

We are advised there is mains gas, electricity and water. Drainage is to a septic tank.

TENURE

We are advised the property is FREEHOLD. Verification should be obtained through your Solicitor.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Please contact the BRIDGNORTH OFFICE as viewings are strictly by appointment only.

COUNCIL TAX

Shropshire Council. Tax Band: G.

<https://www.gov.uk/council-tax-bands>

Offers Around £1,000,000

EPC: C

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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