



The Oak House, Oaklands Court, Lower Rudge, Pattingham, Shropshire, WV6 7EB

BERRIMAN
EATON





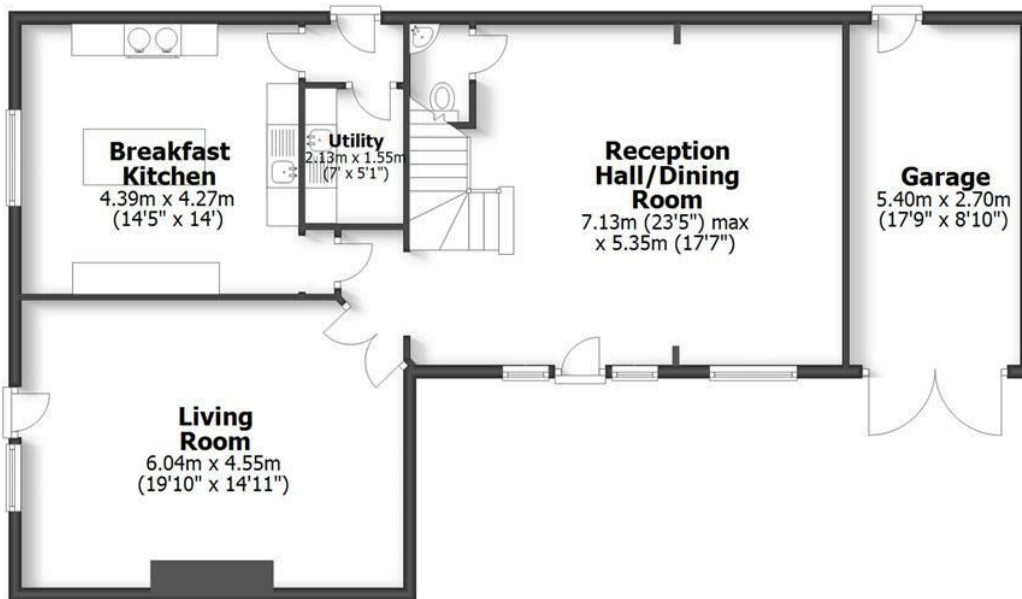
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The Oak House is a wonderful three bedroom conversion with a garage, in a serene location enjoying idyllic views over farmland, close to the village of Pattingham. Pattingham - 1.5 miles, Wombourne - 6.8 miles, Wolverhampton - 7.4 miles, Bridgnorth - 7 miles, Telford- 15.5 miles, Stourbridge - 12.5 miles, Birmingham - 25.1 miles. (All distances are approximate).

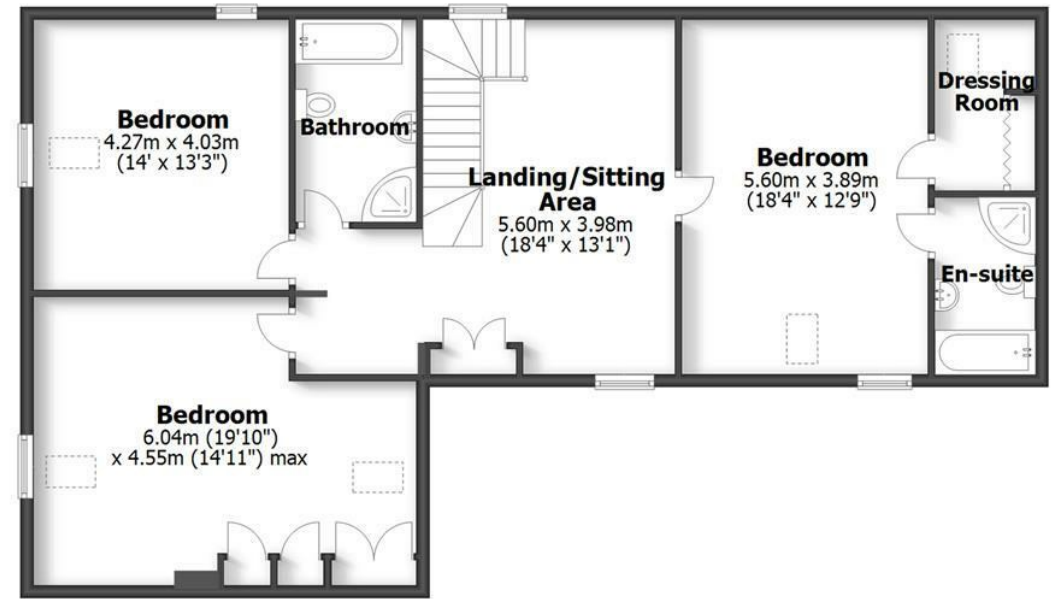
THE OAK HOUSE
LOWER RUDGE, PATTINGHAM

HOUSE: 199.9sq.m. 2,151.5sq.ft.
GARAGE: 14.6sq.m. 157.2sq.ft.
TOTAL: 214.5sq.m. 2,308.7sq.ft.

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



Ground Floor



First Floor

LOCATION

Lower Rudge is a rural and scenic hamlet off the Wolverhampton to Bridgnorth Road (A454), within easy reach of Pattingham Village offering an excellent selection of amenities to include a primary school, convenience store, chemist, cafe, pubs, butchers, Church and a village hall with a thriving community. The village green has tennis courts and a good children's park. With great road links to Bridgnorth, Wolverhampton Telford and Birmingham.

ACCOMMODATION

Converted by the renowned Dove Homes in the 1990's, this spacious conversion forms part of a small, semi-rural collection surrounded by farmland and far reaching views. The accommodation comprises: A generously sized dining hall with high, beamed ceilings and beautiful brick archway features, with convenient downstairs cloakroom/WC. Following through into the welcoming living room with a feature brick fireplace and large window enjoying lovely views over the garden and having a door leading onto the rear lawn.

The kitchen also enjoys beautiful views having a good selection of cupboards, an electric Aga, and integrated appliances to include a double electric oven, dual electric hob and dishwasher. A centre island provides further workspace and breakfast bar. There is a convenient boot room from the garden just off the kitchen, with access to the utility room with provisions for a washing machine, tumble dryer and fridge freezer.

From the dining room stairs rise into an impressive landing area, large enough to utilise the space as a further adaptable living area. The principal bedroom is a light space with exposed beams and skylight, leading into the walk in dressing room having excellent wardrobe space and a fitted en-suite bathroom having under floor heating. There are two further impressively sized double bedrooms, both with sky lights creating a bright space with a wonderful, rural outlook. The family bathroom has been recently modernised and is in immaculate condition with bath, shower, WC and hand basin.

OUTSIDE

Oak House has a beautifully maintained mature and peaceful garden with incredible views that wraps around the side and rear of the property. With a tiered patio area featuring an ornamental garden pond, there are lawns with an impressive range of trees and plants decorating the garden and there is a summer house providing the best views of the garden. To the front of the property there are 3 parking spaces available and a small lawn area, the garage adjoins the property having double doors opening to the front and a personnel door to the rear giving side access into the garden.

SERVICES

We are advised by our client that mains water and electric are connected to the property. Private drainage. Verification should be obtained by your Surveyor.

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Leaving Bridgnorth on the A454 towards Wolverhampton. At the Rudge Heath island take the 2nd exit keeping on the A454. Take the 2nd turning on the left signposted Rudge/Pattingham. Follow the lane along for approximately 0.8 miles where the entrance to Oaklands Court can be found on the left hand side.

Offers Around £575,000

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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