



The Paddocks, The Common, Chelmarsh, Bridgnorth, Shropshire, WV16 6BG

BERRIMAN  
EATON

# The Paddocks, The Common, Chelmarsh, Bridgnorth, Shropshire, WV16 6BG

A large, detached country cottage with around half an acre of surrounding gardens enjoying a peaceful location. The property has four bedrooms - the principle suite with a dressing room and en-suite, three generous reception rooms, breakfast kitchen and a double garage. The ground floor accommodation is quite a flexible layout, whilst the gardens are mature, with an extensive range of plants and seating areas. NO UPWARD CHAIN

Bridgnorth - 4.5 miles, Ludlow - 23 miles, Telford - 17 miles, Kidderminster - 14 miles, Shrewsbury - 25 miles, Stourbridge - 19 miles, Shrewsbury - 25.5 miles, Birmingham - 35 miles.  
(All distances are approximate).

## LOCATION

Chelmarsh is a delightful village just 4 miles from the historic market town of Bridgnorth. Having it's own pub and Church. The village has an active community with a village hall, attracting residents that enjoy a very rural lifestyle not only for its walking, cycling and riding, but famous for its sailing, open water swimming and paddle boarding club on the reservoir - a 100 acre stretch of water and viewed from the house <https://chelmarshsailing.org.uk/> Within commuting distance are the major conurbations of Wolverhampton, Telford, Stourbridge, Kidderminster and Birmingham. Bridgnorth offers a full range of facilities including good schools, shopping, markets and medical practice.

## ACCOMMODATION

A porch gives access to the front door opening into an entrance hallway with stairs rising to the first floor and a door leading to a guest cloakroom. Leading off the hallway is the spacious living room, featuring windows overlooking the front elevation and a large fireplace housing a log burner. A secret doorway provides access to a separate side entrance with a stable door, a ground-floor reception room with a fireplace, offers potential for a ground floor bedroom with windows looking out over the rear elevation and a shower room.

From the hall leads into the dining area with a large fireplace and a log burning stove.. The kitchen is fitted with base and wall cabinets, a sink unit, gas hob, and built-in oven. A cupboard houses the gas central heating boiler. A door from the kitchen provides access to a rear entrance and an adjoining utility room with provisions for appliances.

Stairs rise from the hallway to the first-floor landing, which offers views over the rear garden. The principle bedroom enjoys an outlook to the front and side, and includes a walk-through dressing area and an ensuite bathroom. There are three further double bedrooms, along with a house bathroom fitted with a white suite comprising a WC, wash hand basin, and a panelled bath.

## OUTSIDE

Outside, gates open onto a block-paved driveway leading to a detached double garage. The surrounding gardens are well-established and feature lawned areas, a pond, and a greenhouse. In total the grounds extend to around 0.5 acres.

## SERVICES

We are advised by our client that the property has mains water and electricity connected. Calor gas central heating. Verification should be obtained by your solicitors.

## COUNCIL TAX

Shropshire Council.  
Tax Band: E.

## FIXTURES AND FITTINGS

By separate negotiation.

## TENURE

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

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

From Bridgnorth proceed out of town on the B4555 Highley Road continuing through Eardington. On entering Chelmarsh turn right just before the pub into Bakehouse Lane and continue past The Glebe, bear right and continue onto a shared track access past several properties on the right, bear left and is the Paddocks is the third on the right with parking on the drive.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

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### Lettings Office

01902 749974

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### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£595,000

EPC:

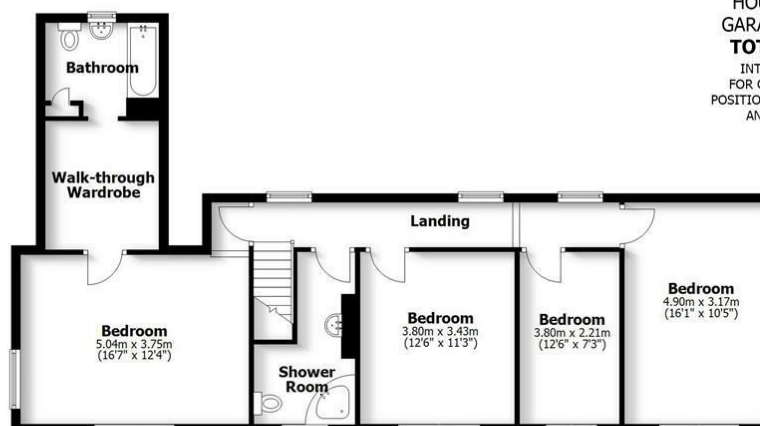
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



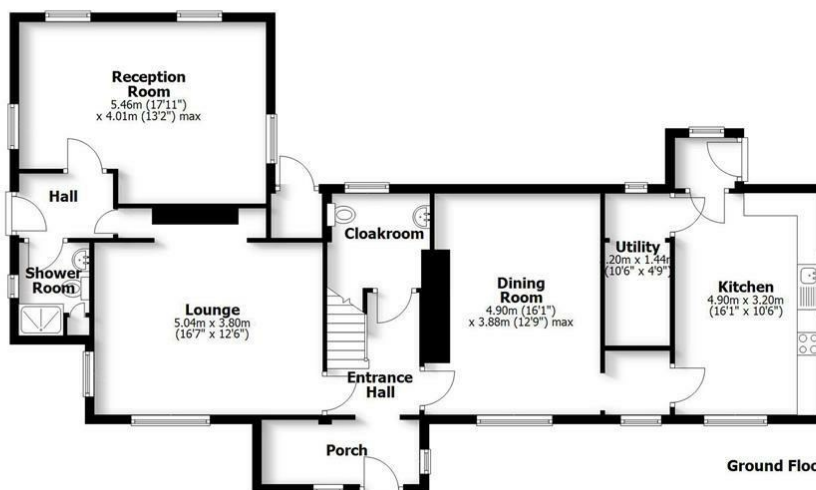
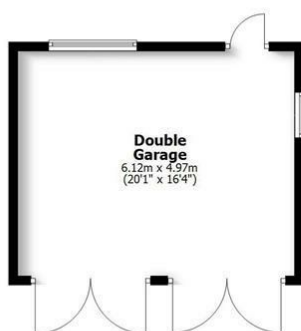
## THE PADDOCKS THE COMMON, CHELMARSH

HOUSE: 200.3sq.m. 2,155.5sq.ft.  
GARAGE: 30.4sq.m. 327.5sq.ft.  
**TOTAL: 230.7sq.m. 2,483sq.ft.**

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



First Floor



Ground Floor

