



The Croft Hilton, Bridgnorth, Shropshire, WV15 5PJ

BERRIMAN
EATON





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Discreetly positioned overlooking farmland to the rear, this transformed home is high end quality, with a contemporary feel, stylishly presented and fitted with modern technology including mood lighting and underfloor heating. The accommodation has a spacious flow with over 2,747sq.ft of living space on two floors with 5 bedrooms, 3 bathrooms, and 4 reception rooms. **VIEWING IS HIGHLY RECOMMENDED.** Bridgnorth - 5 miles, Telford - 11 miles, Much Wenlock - 13 miles, Wolverhampton - 10 miles, Kidderminster - 15 miles, Stourbridge - 13.2 miles, Ludlow - 24 miles, Birmingham - 31 miles. (All distances are approximate).

THE CROFT HILTON

HOUSE: 255.4sq.m. 2749sq.ft.
GARAGE/PANT ROOM: 35sq.m. 377sq.ft.
TOTAL: 290.4sq.m. 3126sq.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

The Hamlet of Hilton in the parish of Worfield, is located only a short distance from the historic market town of Bridgnorth off the A454 between the major centres of Wolverhampton, Telford, Dudley and Stourbridge making an ideal base for commuters. There are more local amenities with a general store and popular café located in Rudge Heath and Worfield village, where there is a Post Office and GOOD Ofsted rated (2024) village school and nursery. Locally there are a number of popular pubs and eateries, with near-by public transport services. This semi rural location provides instant access to an abundance of beautiful countryside walks and there is an excellent choice of golf, tennis and cricket clubs.

ACCOMMODATION

Enjoying high ceilings and a good level of glazing for natural light and views, this high end detached home has part underfloor heating, mood lighting options, new heating system, and remote roller blinds. No expense has been spared with a designer kitchen, fully tiled bathrooms and beautiful fitted bedroom furniture. Entering from the front, a glazed full height frontage leads into the reception hall with parquet flooring and an oak and metal staircase rising to the first floor gallery landing. Double doors lead through into the lounge with oak flooring, a log burner and views across the garden from full height windows and patio doors. A separate sitting room/TV room with oak flooring has adjustable downlighters and remote blinds and fitted cupboards. The impressive open plan 'live-in' kitchen, has a solid Shaker style fitted area with a large Island enjoying a breakfast bar, cupboard in view concealing the TV, herb drawer and appliances to include: 5 ring induction hob, microwave, oven and eye level oven, dishwasher, wine fridge, larder fridge and Quartz work tops. With a range of lighting and mood settings, there are patio doors to the rear and the side courtyard with remote blinds. Matching the units, doors lead through into a fitted utility that includes an integrated larder freezer with door access to the side. There is a double ground floor bedroom with remote blinds, oak flooring and full height built in wardrobes. The ground floor bathroom with a herringbone tiled floor comprises: WC, large shower with dual shower heads, vanity unit, heated towel rail and large airing cupboard.

From the large gallery landing there are four double bedroom; the principal bedroom has a Juliette balcony with views, remote blinds and range of fitted wardrobes with a door leading into the en-suite having a large shower with dual shower heads, vanity unit, WC, heated towel rail and mirror with light. The second and third bedrooms have views and full height range of fitted wardrobes. From bedroom two there is access to the partly boarded loft with ladder and the family bathroom. The fourth bedroom is presently used as an office. The family bathroom is fitted with a double end bath, corner shower with dual shower head, vanity unit and mirror with light.

OUTSIDE

The gardens have been landscaped with a Mediterranean theme for lower maintenance and all year round interest. Planting such as rosemary, lavender and a range of grasses, are planted amidst gravel borders around a large lawned area including a water feature. A paved terrace extends across the rear to an enclosed courtyard at the side accessing the utility, whilst a steel louvered pergola stands in the garden for adjustable shade and is fitted with lighting and a heater. The garden also has strategic up lighting around the garden and a decorative gate overlooking the fields to the rear. The DOUBLE GARAGE has power points and light.

SERVICES

We are advised the property has Fast Broadband (up to 900mbps) with full fibre connection, mains water, electricity, drainage and oil fired central heating. An electric car charger is fitted at the property. NB the boiler was replaced in 2025.

TENURE

We are advised the property is FREEHOLD

LOCAL AUTHORITY/COUNCIL TAX

Shropshire Council:

VIEWING ARRANGEMENTS

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

FIXTURES AND FITTINGS

Certain items are fitted and included in the sale at the asking price.

DIRECTIONS

From Bridgnorth proceed towards Wolverhampton on the A454. Hilton is approximately 5 miles from Bridgnorth. When entering Hilton, turn right into a 'lay-by' opposite the residential home Hilton Brook, turn right adjacent to 'Ashurst' where a private drive leads to several properties and The Croft can be found on the right.

Offers Around £825,000

EPC: D

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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