

4 Weston Weston, Much Wenlock, Shropshire, TF13 6QT

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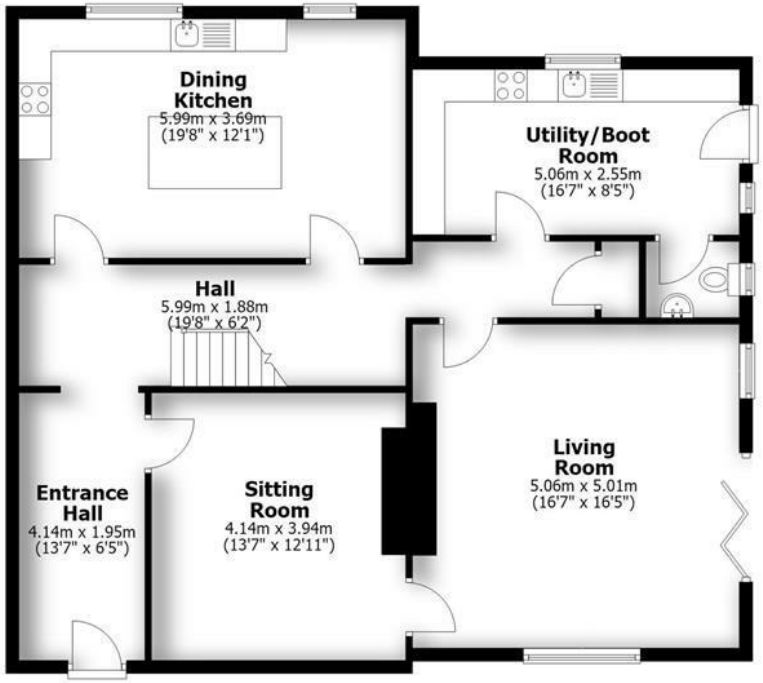
A substantial period five bedroom semi-detached home, enjoying far reaching views and occupying approximately three acres of gardens and paddocks located on the outskirts of Much Wenlock.
Bridgnorth - 7 miles, Much Wenlock - 6 miles, Telford - 15 miles, Shrewsbury - 19 miles, Craven Arms - 13 miles, Ludlow - 17 miles, Kidderminster - 21 miles.
(All distances are approximate).

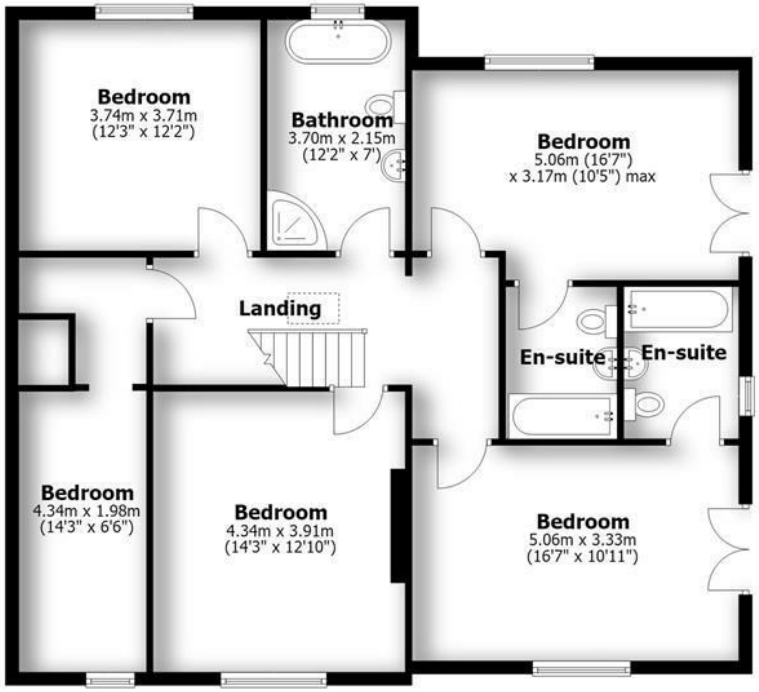
4 WESTON
MUCH WENLOCK, BRIDGNORTH

HOUSE:	213.1sq.m.	2,293.4sq.ft.
OUTBUILDING:	26.8sq.m.	289.0sq.ft.
TOTAL:	**239.9sq.m.**	**2,582.4sq.ft.**

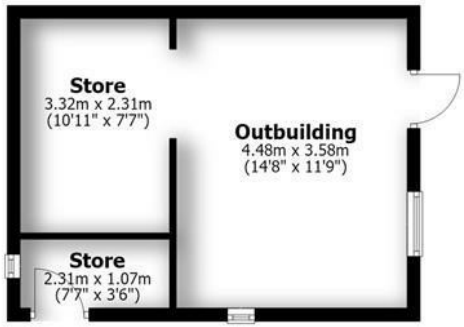
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Outbuildings

LOCATION
Weston is a rural hamlet nestled within the beautiful Corvedale, an Area of Outstanding Natural Beauty, to the south-west of the historic medieval market town of Much Wenlock. The area is renowned for its stunning countryside and excellent opportunities for walking and outdoor pursuits, with the property enjoying an enviable position between the picturesque Wenlock Edge and the Clee Hills.

The nearby market town of Much Wenlock offers a comprehensive range of everyday amenities, including a selection of independent shops, cafés, tearooms, traditional pubs and eateries, together with doctors, dentists, weekly markets and schooling for all ages. For those seeking independent education, well regarded schools including Wrekin College, Prestfelde, Shrewsbury School and Shrewsbury High School are within convenient reach. Other towns such as Bridgnorth, Ludlow and Shrewsbury are are all within easy driving distance, providing an excellent choice of shopping, leisure, cultural and recreational facilities.

ACCOMMODATION
A covered front porch opens into a spacious entrance hall, where stairs rise to the first floor and doors lead to the principal ground-floor reception rooms. The sitting room overlooks the front and features an exposed brick fireplace housing a log-burning stove. There is a further living room enjoying a dual aspect, with bi-fold doors opening onto the rear garden.

The breakfast kitchen is fitted with a range of wall and base cabinets, work surfaces and a central island, together with a comprehensive range of integrated appliances including a combination oven, oven/grill, induction hob with extractor, dishwasher and fridge.

Leading from the hall is a useful cloak cupboard and a utility/boot room, providing additional storage, an electric hob, sink unit and plumbing for a washing machine. There is also a guest WC. A stable door provides direct access to the garden.

Stairs rise from the hall to the first floor landing, where a skylight provides natural light. There are five double bedrooms, two of which benefit from ensuite facilities. The principal bedroom enjoys a dual aspect, far reaching views and a Juliet balcony overlooking the garden. The private ensuite bathroom is fitted with a WC, wash hand basin set within a vanity unit, and a bath with shower attachment over. The guest bedroom also enjoys a dual aspect, with a Juliet balcony overlooking the rear garden and far reaching views beyond. The ensuite bathroom comprises a WC, wash hand basin set within a vanity unit, and a bath with shower attachment over.

There are three further double bedrooms, all served by the main family bathroom, which is fitted with a white suite comprising a WC, wash hand basin, central bath and separate shower.

OUTSIDE
Outside, a generous driveway provides ample off-road parking alongside a lawned frontage. The beautifully maintained rear garden features a large patio seating terrace, leading down to a feature pond, with gravel pathways, raised beds and well-stocked planted borders. Beyond, an extensive lawned garden opens onto the adjoining paddocks, all enclosed by attractive post-and-rail fencing. In total, the grounds extend to approximately three acres.

There is vehicular access into the paddock, which also benefits from a useful field shelter. The property enjoys far reaching views towards the Brown Clee and Shropshire Hills, providing a stunning rural backdrop. The grounds also incorporate a productive orchard and the property is situated within an Area of Outstanding Natural Beauty.

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

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.

COUNCIL TAX
Council Tax Band: D.
Shropshire Council.

VIEWING ARRANGEMENTS
Strictly by appointment. Contact the BRIDGNORTH OFFICE.

POSSESSION
Vacant possession will be given on completion.

DIRECTIONS
From Bridgnorth, take the A458 towards Shrewsbury. On entering Morville take a left onto the B4368 signposted Craven Arms/Ludlow. Continue on the B4368 through Monkhopton. On entering Weston, the property can be found along on the left-hand side identified by our for sale board.

Offers Around £595,000 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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