



Four Tunes, Charnes Road, Ashley

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If ever a house and garden encapsulated the splendour of an Edwardian dream home, Four Tunes, which was the original old rectory in the idyllic village of Ashley, is guaranteed to make that dream come true. The origins of the Old Rectory date back to 1928. Internally this is a stunning home with the proportions and ceiling heights reflecting its classical architectural heritage. As a result there is a real sense of space and light. Formality sits well beside modern day informality so, for many, a perfect combination. This delightful and impressive former rectory is situated in a prominent yet peaceful location set within extensive and beautifully maintained mature gardens and grounds which overlook the beautiful St John the Baptist church and its medieval tower. The internal accommodation is accessed from the welcoming reception hall providing a real sense of arrival. Of particular note is the impressive lounge/drawing room of elegant proportions and flooded with natural light from the French doors and windows enjoying wonderful views over the sweeping lawns and gardens, the formal dining room with an imposing inglenook fireplace, a cosy yet spacious further sitting room with an open fire place with a decorative surround perfect for winter evenings and a light and spacious study to work from home. The principal reception rooms boast an abundance of original features including panelled doors, cornicing, picture rails and lovely period fireplaces, to name but a few. Completing the ground floor accommodation is the breakfast kitchen with modern fitted units, quartz work surfaces and integral appliances and a ground floor cloakroom.



As one would expect from a house of this calibre there are useful service areas including a utility room/laundry, a boot room which historically was the parishioner's waiting room with the remaining original coat hooks and a rear porch/garden room. The graceful staircase with slender balusters and beautiful mahogany handrail is flooded with natural light from the large window on the main landing, which leads to the master bedroom with an en-suite bathroom, four further extensive secondary bedrooms - two of which with en-suite facilities and all enjoying period features and wonderful views over the gardens and grounds.

Four Tunes enjoys an elevated position on a wonderfully generous plot amounting to two acres. The property is approached via a sweeping block paved driveway leading to the triple garage which was originally the coach house with adjacent parking for numerous vehicles, plus an additional driveway access leading to the rear of the garage, again providing ample parking space. Attached to the garage is also a useful gardeners W/C and log store and a further detached outbuilding offering even more storage space.

The house sits centrally within its land with the gardens and grounds wrapping around the property, creating a most attractive private setting and providing a real sense of space and privacy. The exquisitely maintained gardens and grounds are a real highlight of this lovely home, fully complementing the house and its setting. The gardens have been beautifully designed and landscaped, divided by a mix of beautifully manicured lawns, mature trees and hedging. Also boasting a most impressive monkey puzzle tree, a flourishing magnolia, established rose beds and a large fishpond and waterfall. Furthermore you will find a productive orchard with cooking apple, pear, cherry and greengage bush plus well stocked herbaceous and shrub borders which are complemented by a wonderful variety of native and specimen trees.

DIRECTIONS

Leave Market Drayton on the A53 for Loggerheads. On approaching Loggerheads, continue straight over the mini roundabouts and turn right into Gravelly Bank. Continue along Gravelly Bank and continue through the village and then turn right onto Charnes Road where you will find the property on the right hand side that can be identified by our for sale board.

SERVICES

We are advised that mains electric, water and drainage are available with oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

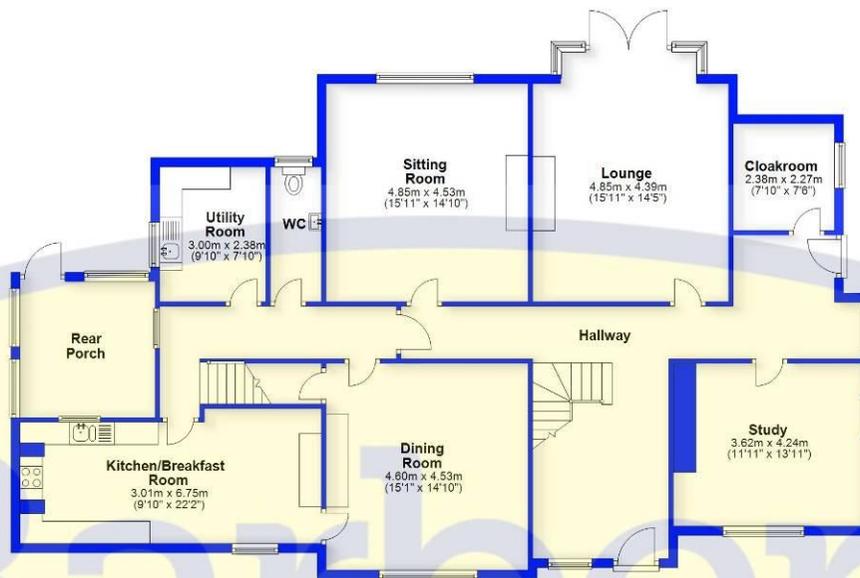
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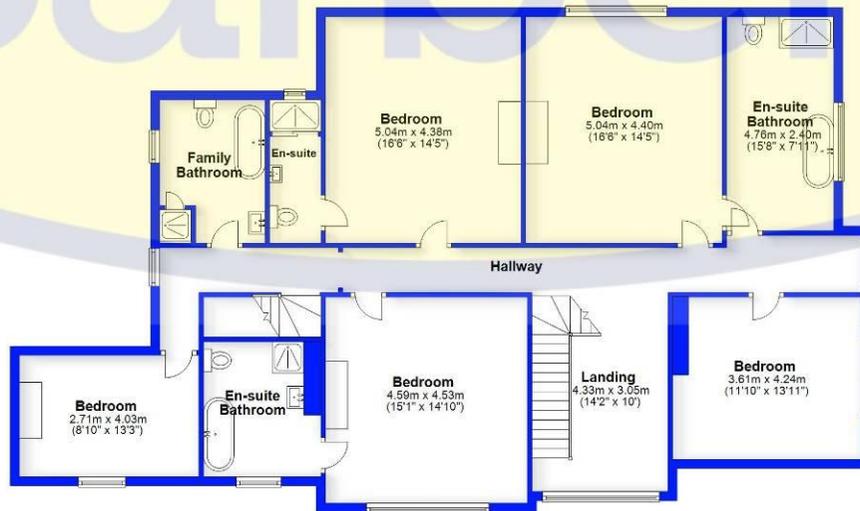
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Ground Floor
Approx. 171.4 sq. metres (1845.4 sq. feet)



First Floor
Approx. 161.6 sq. metres (1739.1 sq. feet)



Total area: approx. 333.0 sq. metres (3584.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanItUp.



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