



Oakdene, Peplow, Shropshire

Helping *you* move





We are delighted to be marketing this impressive stand alone property which also comes with approximately 6 acres of surrounding land. Oakdene was designed and built by the current owners who have ensured that this stunning home has all of the living space that you will ever need with its wonderfully spacious rooms throughout. As you enter via the enclosed main porch you will find a large welcoming reception hallway, lounge/dining room with log burner fireplace and French doors leading to the rear garden, an open plan breakfast kitchen with dining/sitting area, an orangery and an additional kitchen/utility room with access to both the cloakroom/wc and inner hall/boot room with pedestrian access into the double garage. Returning back to the reception hallway there is a study, two double bedrooms and a ground floor wet room. All of the ground floor barring the orangery benefits from under floor heating. Onto the first floor off the spacious landing area is the master bedroom with built in wardrobes and an en-suite shower room, two further double bedrooms and the generous family bathroom. Externally, you will be further impressed by all of the outside space available. The land amounting to 6 acres encompasses the property and includes a paddock, lawned gardens, woodland, a large pond and there is also a poly tunnel to live the good life. At the front of the property there is a private gated driveway leading to the parking area and the double garage with electric roller doors. There are also shaped lawns with an attractive range of shrubs and mature trees.



LOCATION

Located in the rural hamlet of Peplow, which is part of the civil parish of Hodnet. Peplow is best known for the 18th century manor house Peplow Hall and Peplow Mill. The mill contains an early water turbine dating from 1820 and spans the River Tern. The larger village of Hodnet which is approximately 3 miles away benefits from a primary school, village store, church, public house and doctor's surgery. The nearby towns of Market Drayton, Whitchurch, Newport and Wem offer a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger towns of Shrewsbury, Telford and Newcastle-under-Lyme are all in commutable distance.

DIRECTIONS

Leave Market Drayton on the A53 towards Shrewsbury. Continue straight over the Tern Hill roundabout and proceed onwards until turning left at the next roundabout signposted Telford. Carry on straight on for approximately 2.5 miles where you will then find the entrance to property on the right hand side which can be identified by our for sale board.





SERVICES

We are advised that mains electric are available with LPG fired central heating and septic tank drainage. The water is supplied via a private bore hole and also benefits from solar panels which are owned outright.

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.

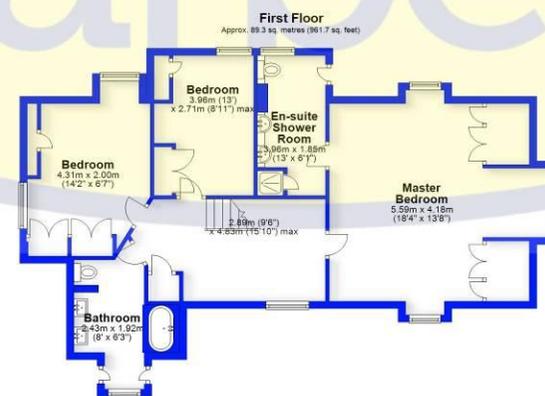
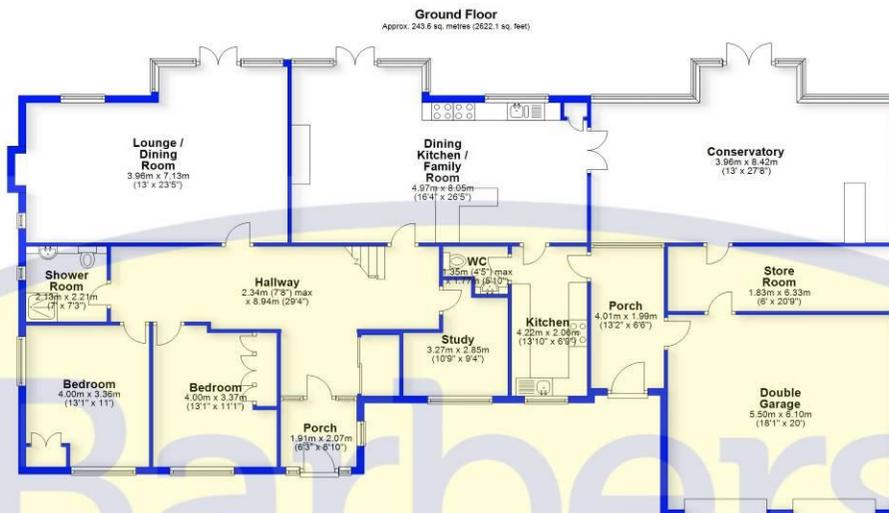
AML REGULATIONS

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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Total area: approx. 333.0 sq. metres (3583.8 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 representation of the property.
Plan produced using PlanItUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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