



Helping *you* move



## Standford Villa, Sambrook, TF10 8AX

A substantial 4/6 Bedroom Detached Victorian Property set in grounds of approximately one acre and in need of modernisation. Formerly used as a Care Home, Stanford Villa has enormous potential to make a lovely family home.

Offers In Region Of  
**£450,000**

### Overview

- Substantial Victorian Detached Property
- In need of Modernisation
- Large Plot in a Semi Rural Location
- 4/6 Bedrooms with 5 being Ensuite
- Living Room currently used as a Bedroom
- Sitting Room, Dining Room & Kitchen
- Two further Bathrooms
- Parking for several cars
- Extensive Lawned Gardens
- EPC Rating E-49



### Brief Description

Previously established as a Care Home, the Ground Floor accommodation comprises: Reception Hall, Sitting Room with fireplace, Living Room/Bedroom with En-Suite, Large Dining Room, Kitchen and the rear Hallway gives access to another Bedroom/Office with En-Suite, Bathroom, Boiler Room (the property has oil fired central heating) and Utility Room. There is also access from the Dining Room to the Cellar but this has not been accessed by the Barbers Team.

To the first floor is a spacious Landing Area, Three Large Bedrooms with En-Suites, a further Fourth Bedroom and Family Bathroom. Standford Villa is set back from the road with ample parking to the side and front of the property with a small wood to one side of the driveway and a very large lawned area to the left.

### Location

Standford Villa is just off the A41 between Newport and Tern Hill. so has great links to Whitchurch, Shrewsbury, Telford and then on to Manchester and Birmingham.

The closest market town is Newport - and the property is just 4.7 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.



# Your Local Property Experts

01952 820239



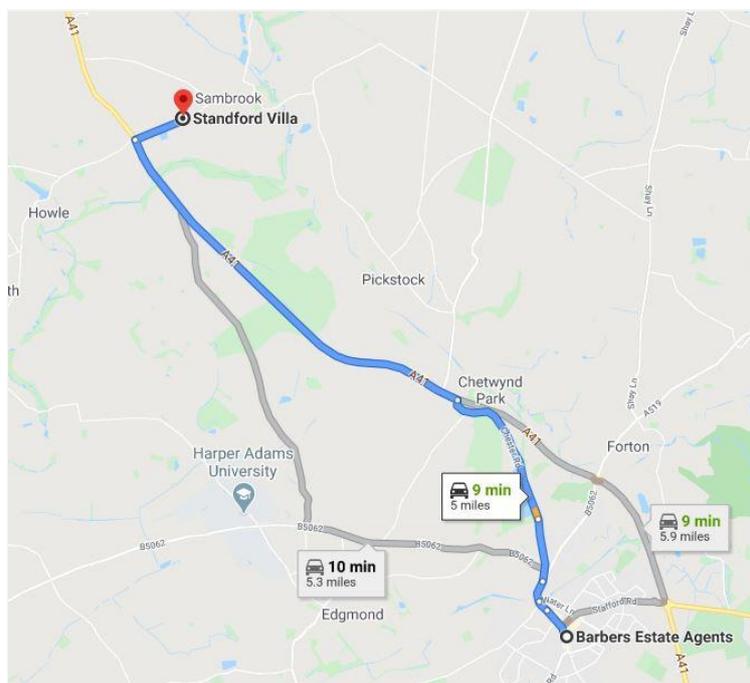
## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that there is oil fired central heating, septic tank, mains water and electricity are available. 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.

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ.



**DIRECTIONS:** The property is just 4.7 miles from our office on Newport's high street - head north along the high street and out of town with the Church on your right and then TFM on your left. Go straight on up the hill and then at the junction with the A41 turn left and after 2.8m you'll pass Stanford Garage which sells bird seed and the property is on your right immediately after the cross roads. Turn right into the drive through the main gate off the A41

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**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.



Total area: approx. 232.6 sq. metres (2503.3 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820239

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 purposes 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.

**BARBERS ESTATE AGENTS: 30 High Street,  
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