



Tudor Lodge, Ash Magna, SY13 4DL

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Tudor Lodge, Ash Magna, SY13 4DL

Offers Over £780,000



“Tudor Lodge is a truly impressive four bedroom detached home situated in a peaceful location in the popular village of Ash Magna which has a village hall, church, tennis court, bowling green and a popular country pub/restaurant. The substantial and versatile accommodation extends to just under 2,500 square feet in total and the current owners have made the property into a wonderful family home that is immaculately presented throughout. All the rooms have excellent proportions, and the ground floor includes a spacious Entrance Hall, generous Lounge with wood burner and French doors opening onto the rear garden, Study, Kitchen, Dining Room, Utility Room and walk in Pantry. The first floor boasts Four Bedrooms including the Master Bedroom with En Suite Shower Room and there is also a Family Bathroom. In addition, there is a substantial Study/Additional Accommodation currently used as a large office but with potential to be converted into a separate annex subject to the necessary local authority consent with plumbing/electric already in place. The property also benefits from a good size loft room. Externally, the property is approached over a generous driveway leading to a double integral garage providing ample parking space for several vehicles. There are beautifully maintained gardens to the front and rear with lawn, a fabulous Indian stone paved patio area and a variety of mature shrubs, plants and trees.”



LOCATION

The property is situated in the village of Ash Magna with a local inn, village hall, church, tennis court and bowling green. The historic North Shropshire market town of Whitchurch is approximately 2 miles away and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. From Whitchurch the larger centres of Shrewsbury, Chester, Crewe, Wrexham and Telford are between 16 to 22 miles approximately.





ENTRANCE HALL

13' 6" x 12' 4" (4.11m x 3.76m)

LOUNGE

25' 6" x 15' 0" (7.77m x 4.57m) max

DINING ROOM

17' 6" x 10' 5" (5.33m x 3.18m)

KITCHEN

14' 7" x 10' 5" (4.44m x 3.18m)

UTILITY ROOM

8' 3" x 7' 4" (2.51m x 2.24m)

STUDY

9' 5" x 8' 1" (2.87m x 2.46m)

MASTER BEDROOM

14' 7" x 12' 5" (4.44m x 3.78m)

EN SUITE

9' 4" x 8' 1" (2.84m x 2.46m)

BEDROOM TWO

14' 7" x 12' 8" (4.44m x 3.86m) max

BEDROOM THREE

11' 7" x 8' 5" (3.53m x 2.57m)

excluding wardrobes

BEDROOM FOUR

14' 9" x 10' 5" (4.5m x 3.18m) max

FAMILY BATHROOM

10' 5" x 8' 1" (3.18m x 2.46m)

OFFICE

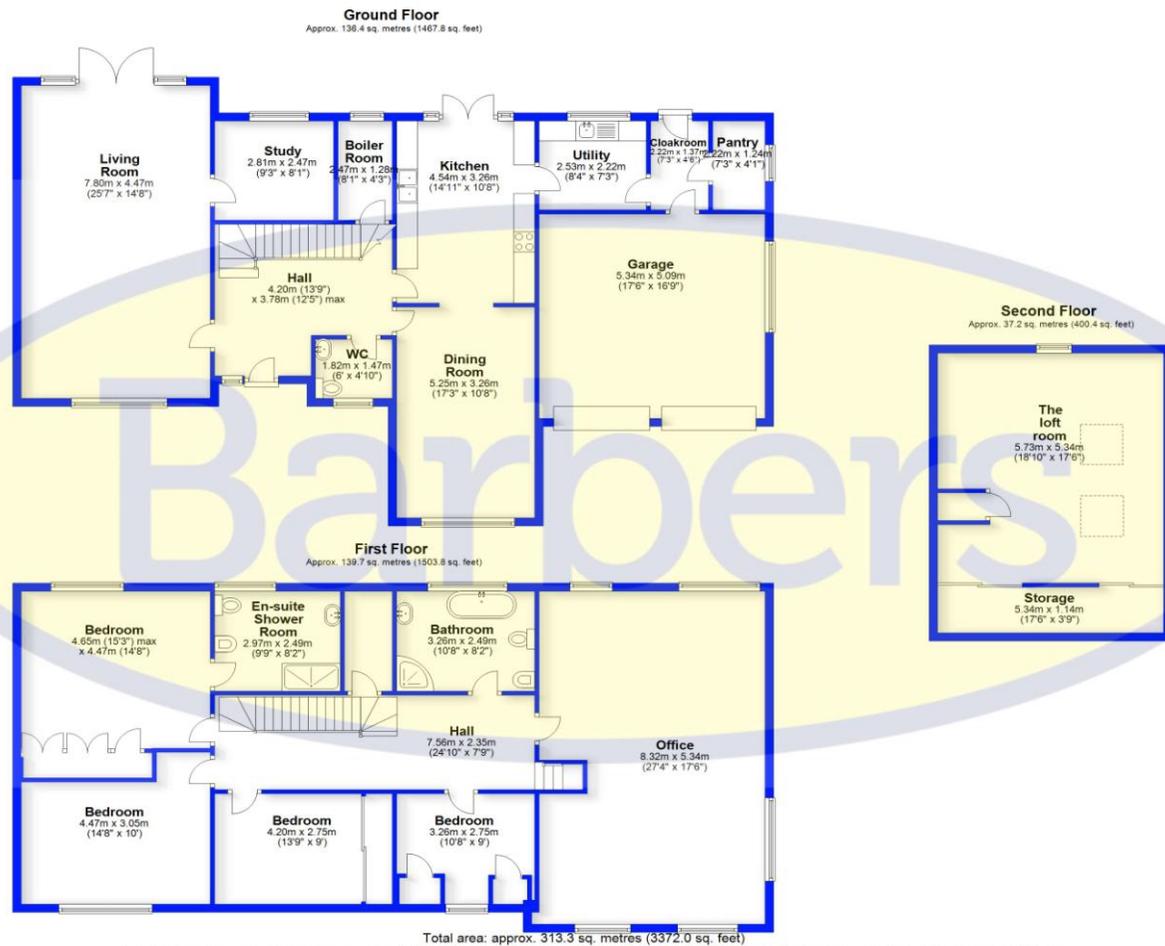
24' 4" x 17' 7" (7.42m x 5.36m)

LOFT ROOM

20' 1" x 16' 3" (6.12m x 4.95m) max

DOUBLE GARAGE

18' 1" x 17' 0" (5.51m x 5.18m)



Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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 Planific.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage are available. 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.

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.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

From Whitchurch proceed towards Nantwich on the B5398, at the roundabout take the second exit onto the A525, at the next roundabout take first exit onto Ash Road, continue for approximately one and half miles. After entering the village turn left at the war memorial shortly before The White Lion country pub and the property can be found after a short distance on the left hand side.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

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.

METHOD OF SALE

For Sale by Private Treaty.

WH30899 260422



WHITCHURCH
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