



Hatton Lodge, Hatton Road, Hinstock

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Hatton Lodge, Hatton Road, Hinstock

Freehold – Offers in the Region of
£775,000



Features

- Elegant, Improved and Extended Country Home
- Superb Family Accommodation of 5 Bedrooms and 2 Bathrooms
- Good Sized Fitted Kitchen Opening to Dining/Conservatory Extension
- Feature Hallway, Very Spacious Lounge
- Ground Floor Office, Utility and Ground Floor W.C.

3/4 Of an Acre of Gardens with Outstanding Views

Detached Double Garage with Useful Loft Over

Rural Location Convenient for Commuters

Council Tax Band D

EPC Rating C



BRIEF DESCRIPTION

A very attractive Period Style Property which has been much improved over the years and provides accommodation of: Feature Entrance Hall with access to Ground Floor W.C., Large Office, Spacious Lounge, Kitchen Utility, Stunning Conservatory Extension with Central Lantern roof. The first floor comprises: Main Bedroom with En-Suite and Walk-in Wardrobe Area, 4 Further Great Family Bedroom's and a Further Bathroom.

Externally the fantastic Garden Grounds of approximately 3/4 of an Acre wrap around the house with Electric Gated Entrance and a Gravelled Driveway leading to a Modern Detached Double Garage with very useful Loft over.





LOCATION

Hinstock is a popular village with facilities including a post office/shop, church, pub and primary school. The property is approximately 4 miles South of Market Drayton and 7 miles North of Newport - a busy market town with a range of shops, boutiques, cafes, pubs and Victorian Indoor market.

The property is within easy reach of the A41 which gives you good road access to Telford, Stafford, Shrewsbury, Cannock and Wolverhampton. The rail connections from Stafford and Telford bring Manchester and Birmingham into commutable distance – and there's a regular non-stop service (average journey time 1 hr 19 minutes) from Stafford to London Euston.



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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

DIRECTIONS: From our office head north on High Street, continue onto Lower Bar, continue onto Chetwynd End, slight left onto Chetwynd Road/B5062, go through one roundabout, continue onto Chester Road, turn left onto Chester Rd/Newport Bypass/A41, continue to follow A41 for 4.9 miles, turn left onto Hatton Road where the property will be located on the left hand side as identified by our For Sale Board.

SERVICES: We are advised that Mains water and electricity are connected together with oil fired central heating and private drainage. 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: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

EPC RATING: C-69 The full energy performance certificate (EPC) is available for this property upon request.

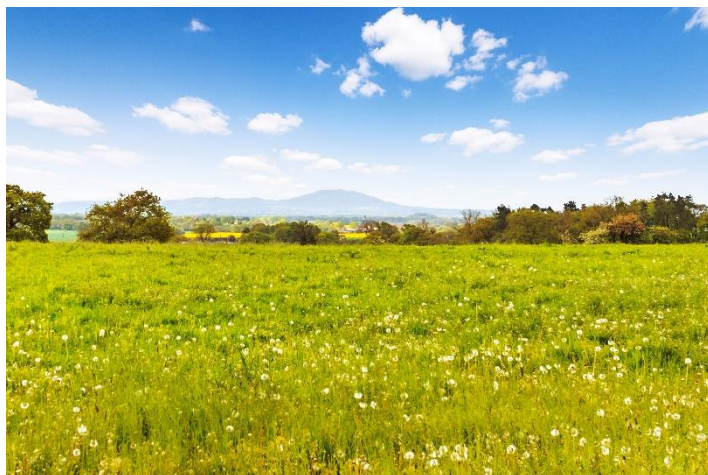
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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.

METHOD OF SALE: For Sale by Private Treaty.

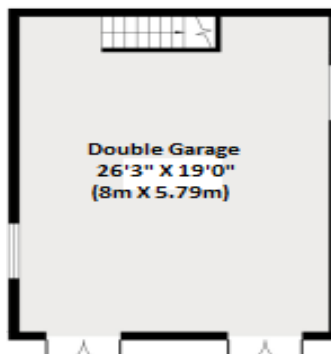




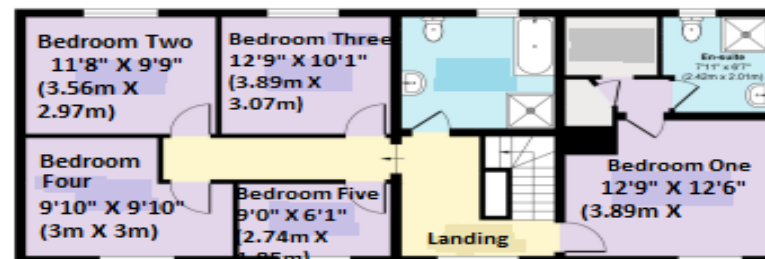
Hatton Lodge, Hatton Road, Hinstock, TF9 2TY



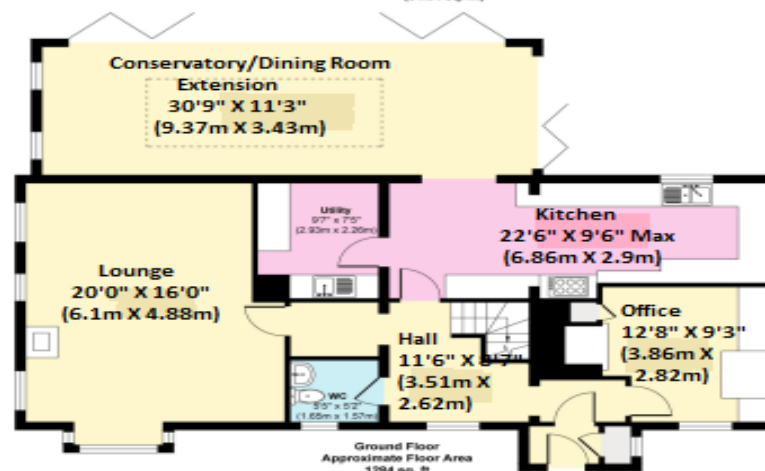
First Floor Garage
Approximate Floor Area
304 sq. ft.
(28.27 sq. m)



Ground Garage
Approximate Floor Area
499 sq. ft.
(46.45 sq. m)



First Floor
Approximate Floor Area
909 sq. ft.
(84.54 sq. m)



Ground Floor
Approximate Floor Area
1284 sq. ft.
(119.39 sq. m)

Approx. Gross Internal Floor Area
Main House = 2193 sq. ft / 203.84 sq. m
Garage = 803 sq. ft / 74.72 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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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.



NEWPORT
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