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### Grey Roof, Marsh Lane, Cheswardine, TF9 2SF

A versatile rural Bungalow set in 0.6 acres, ideal for family living. Features include: A spacious Lounge, Snug/Dining Room, modern Kitchen, Utility, Office and Workshop. Three Ground Floor Bedrooms, Main with En-Suite, plus Two Bonus Loft Rooms. Large Gardens, Double Garage, Timber Outbuildings, and 16 cost-saving Solar Panels.

Offers in the Region of  
**£585,000**

# Grey Roof, Marsh Lane, Cheswardine, TF9 2SF

## Overview

- Outstanding Rural Bungalow
- Set 0.6 Acres of Garden Grounds
- Three Bedrooms, Main with En-Suite
- Kitchen Breakfast Room, Snug/Dining Room
- Lounge, Rear Porch Utility Room
- Office, Family Bathroom
- Loft, Two Bonus Rooms
- Timber Workshop
- Three Timber Sheds
- South Facing Rear Garden, Double Garage, Solar Panels
- EPC Rating - D, Council Tax Band E



## BRIEF DESCRIPTION

An outstanding rural Detached Bungalow, ideal for a family seeking space and versatility. Set in approximately 0.6 acres of gardens, the property enjoys lovely views both front and rear. The accommodation includes: A wide Entrance Hall with a feature log-burning stove, a spacious and light Lounge with picture windows and oversized patio doors facing the garden and an adjoining Snug/Dining Room. The modern Breakfast Kitchen leads to a rear Utility Porch. The property benefits from a good-sized Office and adjoining Workshop, a Main Bedroom with En-Suite, a family Bathroom, and Two further double Bedrooms on the ground floor. Stairs from the Hallway lead to a large Loft Area with Two Bonus Rooms (insulated with double-glazed skylights) and a central area with built-in storage. The property also has the huge benefit of 16 Solar Panels which bring considerable cost benefits.

## LOCATION

Cheswardine is a village in North Shropshire and provides good local amenities including a Primary School, a Parish Hall, Bowling Green, Playing Fields, Church, Community Village Shop and two pubs - the Red Lion, and the Fox and Hounds - which serve food.

The village is approximately 5 miles from Market Drayton and 8 miles from Newport - both market towns with High Street stores, smaller specialised shops and indoor markets. The more comprehensive shopping, leisure and employment facilities offered by Stoke on Trent, Stafford, Telford, Shrewsbury are within commuter distance.



Your **Local** Property Experts  
01952 820 239



**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 the property has mains electricity, water, oil fired central heating and septic tank 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.

<https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:**

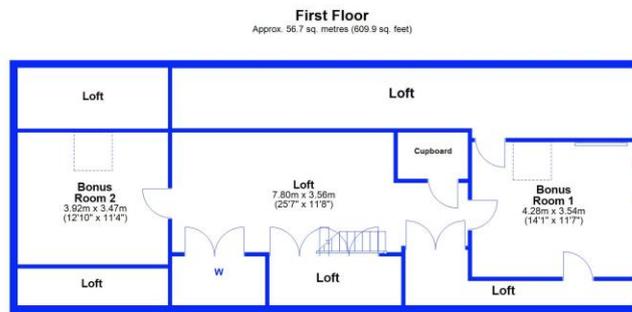
Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From Barbers Office in Newport: Head north towards Chetwynd. Turn left onto the A41 then immediately right for Cheswardine. Take the second left at Puleston, sign posted Cheswardine. Pass the air field on the left towards Camp Cross Roads. Go straight on for 3 miles passing through Soudley village. Pass the Cheswardine boundary sign then at the 30 speed limit and the little cross roads turn right onto Marsh lane. Grey Roof is the fourth bungalow on the right identified by the small white posts at the edge of the lawn.

**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:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 198.7 sq. metres (2139.1 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 Planico.

Grey Roof, Marsh Lane, Cheswardine, Market Drayton



## 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 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

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



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.