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Barbers







## Features

- Impressive Five Bedroom Detached House on 0.5 Acre Landscaped Garden Plot with No Upward Chain
- Double Garage, Driveway Parking for Several Cars, EV Charger
- Open Plan Dining Kitchen, Dining Room, Lounge with Snug, Utility, Guest WC
- Principal Bedroom Suite with Dressing Room and stylish En Suite with Steam Room Shower

## Property Overview

Holly Lodge is set on a mature, landscaped 0.5 acre Garden Plot in the heart of Ashley Heath - a highly popular residential area between the villages of Loggerheads and Ashley.

The front drive sweeps up to this beautifully maintained property, with a mature herbaceous border and kitchen garden to

your left, and the driveway opens into a wide, block paved Parking area giving your Parking for several cars in addition to the Double Garage.

The front door opens to the Hallway which sets the tone for most of the ground floor with Karndean floors, part glazed internal doors, spotlights to ceiling and timber beams. To your right is the very spacious living space which has dual aspect windows, and is

divided into a Snug area with a log burner set in an impressive brick inglenook fireplace, and a further TV/Sitting Room. There are two built-in store cupboards and then a door opens to the stairs that lead up to the Family Room/Bedroom 5 - with dual-aspect Velux-style windows and En Suite Shower Room and timber balcony overlooking woodland gardens.





Returning to the Hallway and there's a Guest Cloakroom, Study and Dining Room with French doors out to the Garden. The Dining Kitchen which has an excellent range of modern, flat-fronted units with granite work surfaces over and matching central island, a Stoves Electric Range cooker, Belfast sink, integrated dishwasher and space for an American-style fridge freezer and French doors from the Dining area out to the Garden. Off the Kitchen is the Utility which has a range of units to match the Kitchen, space for your washing machine and tumble dryer, and a stable door out to the Garden.

Moving to the first floor and the accommodation is set around a central Gallery Landing with a window overlooking the front of the property. The Principal Bedroom Suite has a generous Bedroom that's open to the eaves, with a Dressing Room which has a built-in triple mirrored wardrobe and two further built-in wardrobes, and off the Dressing Room is the large En Suite Bathroom with roll top bath, double sinks and a walk-in shower/steam room.

There's an En Suite Guest Bedroom with a built-in triple mirrored wardrobe, two further Double Bedrooms with Bedroom Three having a triple wardrobe and Bedroom Four currently being used as a gym. Completing the







accommodation is the Family Bathroom with both a bath and shower cubical.

The property sits in a gorgeous, mature landscaped 0.5 acre plot, giving you the extensive Driveway and Parking area, and a Garden that wraps around the property. The front Garden is beautifully presented with a paved seating area, log store and attractive garden shed, and the integral Double Garage has an electric roller door, EV charging point and a boiler room housing the Valliant and Worcester heating system. To the rear is a blocked-paved patio with mature borders and seating area set behind a complementary retaining wall, and to the side of the property is a paved area leading to a timber decked area that goes between two large timber sheds and out to a balcony overlooking the Driveway and woodland gardens beyond.

This beautiful property is offered with No Upward Chain, so could soon be your new home! It really does need to be viewed to appreciate the space and quality it offers - so please call our Market Drayton team to arrange your viewing.



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**TO VIEW THIS PROPERTY:** By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH Tel: 01630 653641 or email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads. Go straight over the three mini-roundabouts and just after the brow of the hill turn right on Pinetrees Lane and the property is 500 yards on your left and can be identified by our For Sale sign. **What3Words:** cover.commençèd.pausing

**SERVICES:** We are advised that all mains services and gas central heating 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. 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:** Newcastle Borough Council **COUNCIL TAX BAND:** G **ENERGY PROFICIENCY RATING:** C **FLOOR PLAN:** Not to Scale **TENURE:** Freehold

**BARBERS COPYRIGHT:** Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote the property or the Company. We may use various options for marketing including all social media and mailing campaigns, all designed to help with the sale/rental of your property.

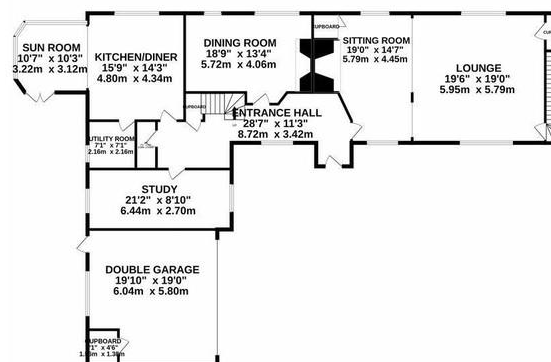
**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact 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.

**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.

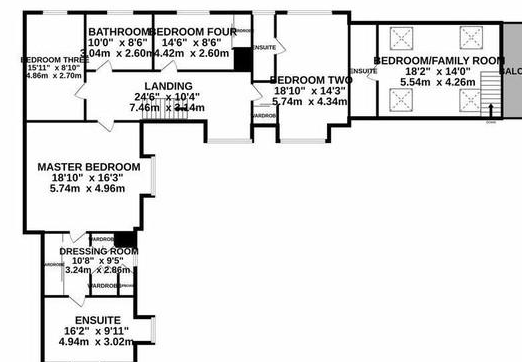
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.



GROUND FLOOR  
2049 sq.ft. (190.4 sq.m.) approx.



1ST FLOOR  
1662 sq.ft. (154.4 sq.m.) approx.



TOTAL FLOOR AREA: 3711 sq.ft. (344.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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