



Chartley, Church Aston, Newport, TF10 9LB

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**Freehold – Offers in Excess of
£650,000**



Features

- Detached Former Rectory Dating Back to 1862
- Opportunity for Sympathetic Modernisation
- Five Upstairs Bedrooms Plus Attic Bedroom
- Full of Character and Original Charm
- Set in a Wooded Garden Plot of 1.25 Acres

Lounge, Library, Dining Room and Sitting Room

Pantry, Conservatory/Utility, Cellar

Sweeping Driveway with Ample Parking, Double Garage

Ground Floor Shower Room, Upstairs Bathroom and Separate W.C.

EPC Rating G, Council Tax Band G



BRIEF DESCRIPTION

Set within a beautifully wooded garden plot of approximately 1.25 acres, this impressive Detached Former Rectory offers a rare opportunity to own a piece of local history just 1.2 miles from Newport Town Centre.

Dating back to 1862, the property is full of original charm and character, with elegant proportions and a wealth of period features throughout. Inside, the accommodation is exceptionally generous, comprising a series of distinguished reception rooms including a Lounge, Library, Dining Room and Sitting Room. The Kitchen/Breakfast Room, Pantry, Conservatory/Utility, Cellar and Ground Floor Shower Room complete the ground floor layout. Upstairs, there are Five spacious Bedrooms, a Study, Bathroom, Separate WC, and an additional Attic Bedroom above.

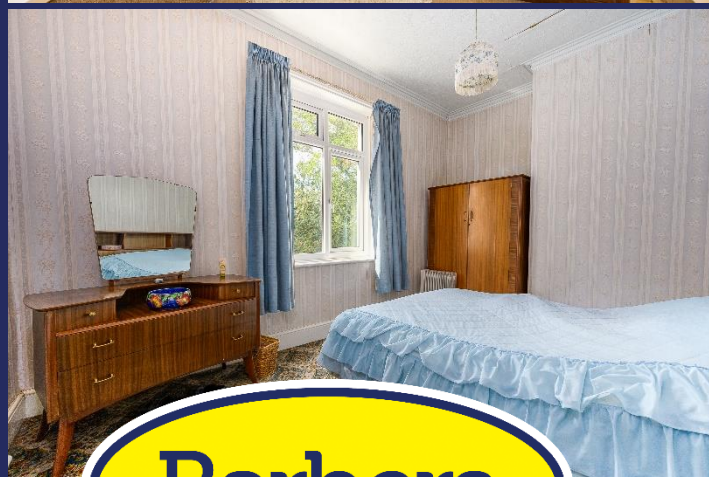




While the property has been well-loved, it now presents an exciting opportunity for a new owner to update and enhance the interiors to suit modern living, while preserving its unique heritage. Prospective purchasers should budget for renovation works, as the home would benefit from sympathetic refurbishment throughout.

Outside, the home is approached via a sweeping driveway with ample parking, a Double Garage, and mature gardens that offer excellent privacy and a tranquil setting.

A truly distinctive home with scope to create a stunning family residence in one of Newport's most desirable locations.



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LOCATION: The village of Church Aston is just a short distance to the south of Newport - a popular market town with busy High Street offering you independent shops, cafes, bakery, doctors, dentists, opticians and an indoor market. Newport has a wealth of sporting activities including a swimming pool and tennis, gymnastics, football and rugby clubs. This property is also within the catchment area of the highly regarded Newport Primary, High and Grammar Schools. More retail and leisure facilities are available in Telford, Shrewsbury and Stafford, along with railway connections to Birmingham, Manchester, Liverpool and London. The road network around Newport means that the property is also within commuting distance by car of Telford, Stafford, Cannock, Shrewsbury and Wolverhampton.

WHAT3WORDS// anchovies.league.aliens

SOLAR PANELS: We confirm there are 12 solar panels at the property with a Feed in Tariff of 22.86p per unit through Scottish Power.

TO VIEW THIS PROPERTY: 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 south on High Street and continue along Station Road. Turn right at the Sheep roundabout onto the A518. After 500m turn right towards Church Aston and the property is the first on the right-hand side, before you go down the bank. It is almost opposite Rectory Fields. Do not follow the sat nav.

SERVICES: We are advised that the property has mains electricity, oil fired central heating, mains water and drainage 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: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

EPC RATING - TBC

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.

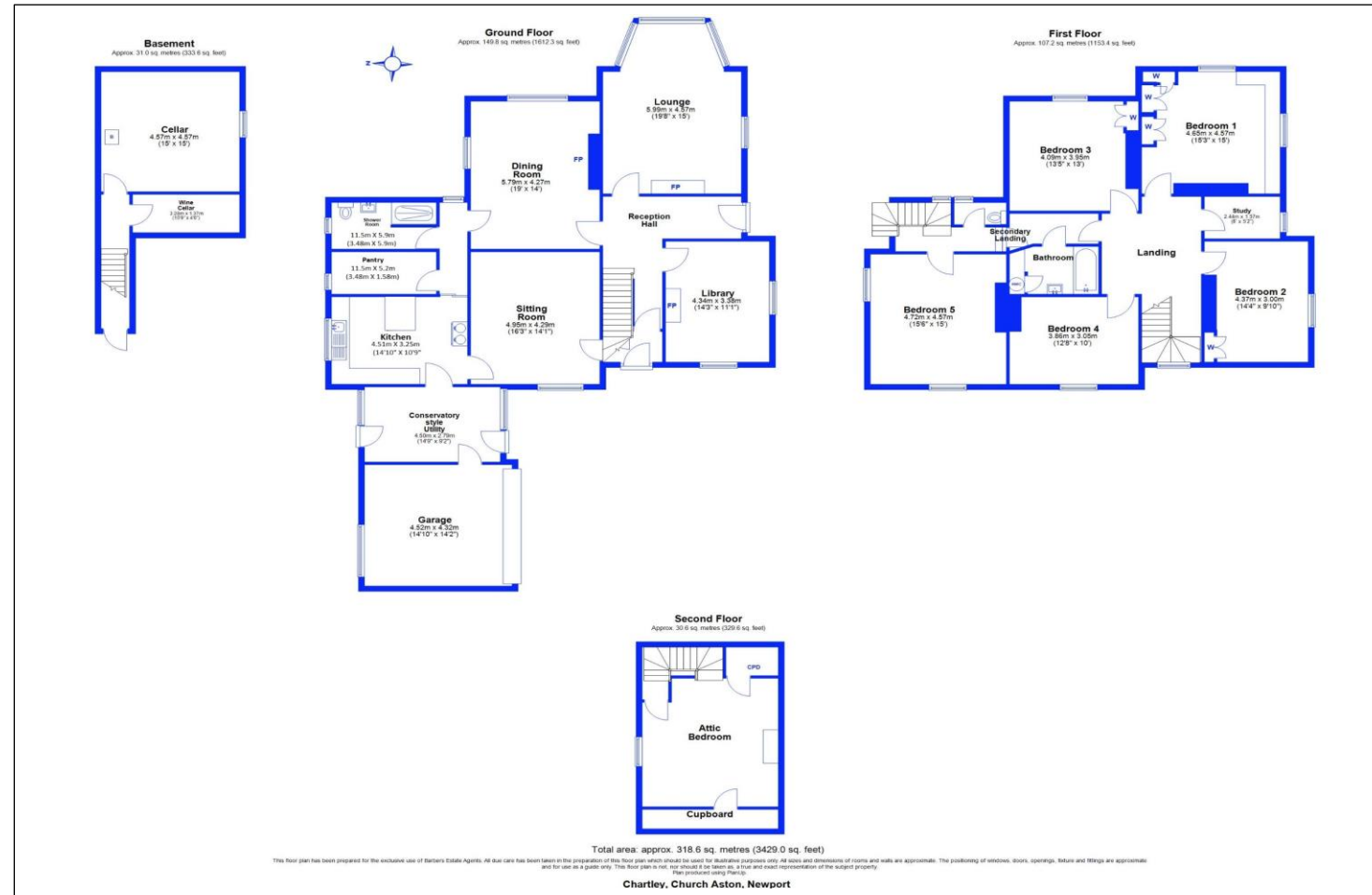
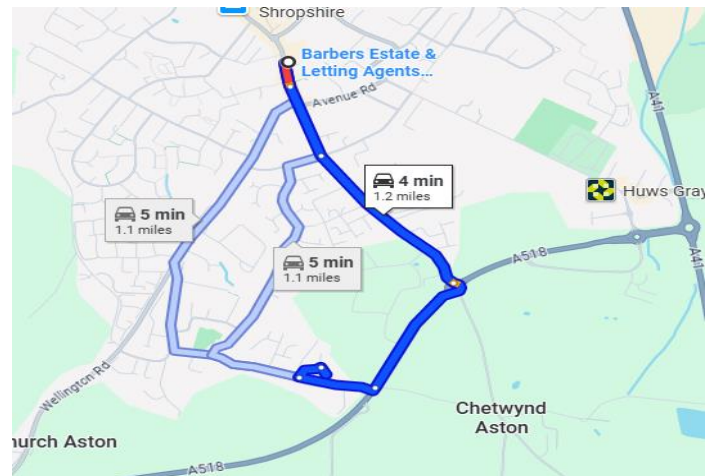
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you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

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.

NE37776





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.



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