



The Wardens House, 1 Weald Moors Park

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# 1 Weald Moors Park, Preston upon the Weald Moors TF6 6DQ

Offers in the Region of £950,000



This beautifully presented and immaculately maintained Grade 1 Listed fine house of grand proportions sits on a landscaped plot extending to approximately 0.65 acres, on a private estate, within this popular village. This exceptional home boasts period features and far reaching views.

- Beautifully presented, two storey, Victorian character property
- Spacious internal accommodation, landscaped gardens
- Dual aspect drawing room with feature fireplace, similarly appointed dining room. Ground floor sun room / office
- Kitchen opening into Orangery, separate laundry room
- Master en-suite bedroom, second en-suite ground floor bedroom
- Two additional double bedrooms, family bathroom
- Detached double garage with loft room over. Driveway parking
- Gardens enjoying far reaching views over Shropshire countryside
- Freehold. EPC Rating: n/a. Council Tax Band: G. Service Charge payable

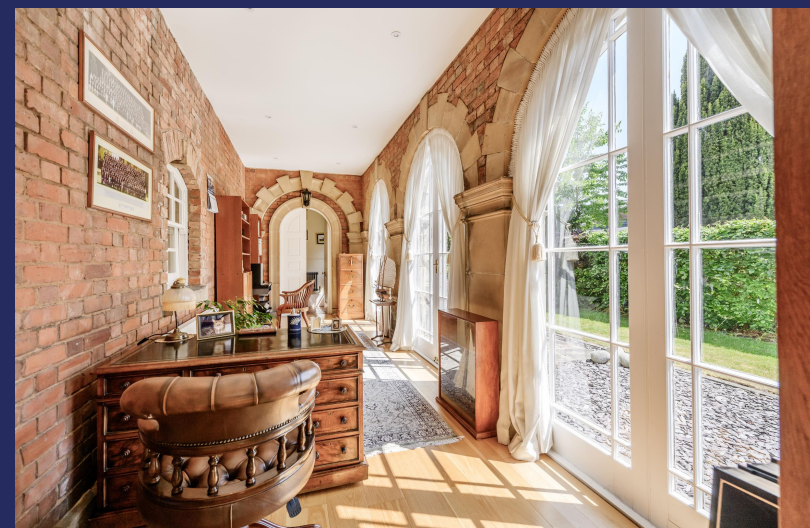




## BRIEF DESCRIPTION

With high ceilings, statement windows and a magnificent sweeping staircase leading to the galleried landing, The Wardens House is elegant, bright and welcoming – providing perfect accommodation for either a growing family or those who enjoy entertaining.

Entered from an open porch to the front, the grand, yet welcoming reception hallway extends to some 31'11" – finished with low level wooden panelling. To the right, the dual aspect drawing room, featuring a fireplace with multi-fuel burner, enjoys both the morning and evening sunshine. With wooden parquet flooring and large windows, this room provides a formal, yet warm and cosy space to entertain or to just relax. To the other side of the hallway is a similarly appointed dining room, with an open fireplace, perfect for large gatherings of family or friends. Also off the hallway is a small lobby, opening to the laundry, fitted with a range of built in cupboards and the ground floor cloakroom / WC. Also off the reception hall is the original cloistered walkway, which has been converted into a useful sunroom / office. The kitchen is fitted with a range of modern, traditionally styled wooden units comprising base and wall mounted cupboards and drawers, finished with contrasting worktops and having an integrated under counter fridge, freezer and dishwasher. The recently installed range cooker is available by separate negotiation. The kitchen opens directly into the orangery – a superbly bright space extending to some 23' x 20', having full height windows and French style patio doors to both sides, including two sets of doors opening into the exquisite secluded courtyard area (with patio seating space, fountain and covered well). Off the orangery is the fourth bedroom, having an en-suite wet room and built in storage cupboard.







A curved oak staircase rising from the reception hall leads to the airy galleried landing, having parquet flooring, two windows and an impressive chandelier (also available by separate negotiation). The master bedroom is dual aspect with fitted wardrobes and a chest of drawers housing the sink. Off this is the en-suite shower room, featuring a traditional WC with high level flush and rain-head style thermostatic shower. Bedroom two is situated over the dining room, also being dual aspect, with a built-in wardrobe to the side of the chimney breast. Bedroom three is also a large double, having an east facing aspect with open fireplace. Off the landing is a small lobby opening to the family bathroom, which features a traditionally styled white three piece suite. A loft hatch with integral ladder opens to the boarded roof storage space, where a window opens to the parapet, allowing the owners to access the roof area for maintenance or to simply enjoy the far reaching views to all sides of the property.

Externally, the home has off road parking for several vehicles in front of the detached double garage, which also features a loft space with eaves storage and velux style windows, useful for many purposes. The beautifully landscaped rear garden consists of various patio seating areas to enjoy the sunshine at different times of the day, along with mature trees and shrubs, manicured lawns and an open fence to the end, accessing the views over the surrounding countryside.



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## LOCATION

Situated in the heart of the rural Village of Preston upon the Weald Moors, close to the Church, and extremely convenient for the highly regarded Primary School. Excellent private and secondary education facilities can be found in the Market Towns of Wellington and Newport (approx. 4 miles distant) which each also offer a range of shops, supermarkets, library and a leisure centre. Bus and Railway Stations are available in Wellington. The M54 is approximately 6.5 miles distant, providing excellent commuting access to the M6 and west midlands.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitor during pre-contract enquiries. Vacant possession upon completion. Every property owner is a member of the Home Park (Preston) Residents' Association (three of which are Directors, managing the development on behalf of the residents), to which a biannual fee of £1,019.00 is payable (in January and July). This fee includes buildings insurance cover as well as grounds maintenance etc. Again, to be confirmed by the vendors' solicitor.

## SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas central heating system. 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. We understand that the property benefits from FFTP broadband. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website:

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

## DIRECTIONS

From Apley roundabout take the exit onto Grainger Drive, at the roundabout take the 1st exit onto Leegate Avenue, at Leegomery roundabout take the 2nd exit towards Horton and proceed along the road for approximately 2 miles. At The Queens public house bear left and at the mini-roundabout, turn left towards Preston on the Weald Moors. Driving into the Village, take the third left (the next left after passing the red telephone box and post box on your left), where you will see St Lawrence's church in front of you. As you approach the Church, bear right, continuing straight on, into Weald Moors Park, where the property will be found at the end of the cul-de-sac, on the right hand side.

## LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band G (currently £3,369.93 for the year 2025/2026)

## VIEWING AND ADVICE

Via our Agents' Wellington Office: 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## 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.

Our Reference: WE35649.220525

## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**RECEPTION HALL** 31' 11" x 11' 5" (9.73m x 3.48m)

**DRAWING ROOM** 17' 11" x 14' 10" max (13'8" min) (5.46m x 4.52m)

**DINING ROOM** 17' 11" x 15' 2" max (13'8" min) (5.46m x 4.62m)

**KITCHEN AREA** 14' 10" x 11' 10" (4.52m x 3.61m)

**ORANGERY** 23' 3" max (22'9" min) x 20' 9" (7.09m x 6.32m)

**SUNROOM / OFFICE** 23' 10" x 7' 7" (7.26m x 2.31m)

**LAUNDRY ROOM** 8' 9" x 8' 2" to front of cupboards (2.67m x 2.49m)

**CLOAKROOM/WC** 5' 7" max x 5' 2" max (1.7m x 1.57m)

**BEDROOM FOUR** 14' 7" max (12'8" min) x 12' 8" (4.44m x 3.86m)

**EN-SUITE WET ROOM** 9' 5" x 5' 6" (2.87m x 1.68m)

**MASTER BEDROOM** 18' 0" x 14' 9" max (13'8" min) (5.49m x 4.5m)

**EN-SUITE** 6' 8" max x 5' 2" max (2.03m x 1.57m)

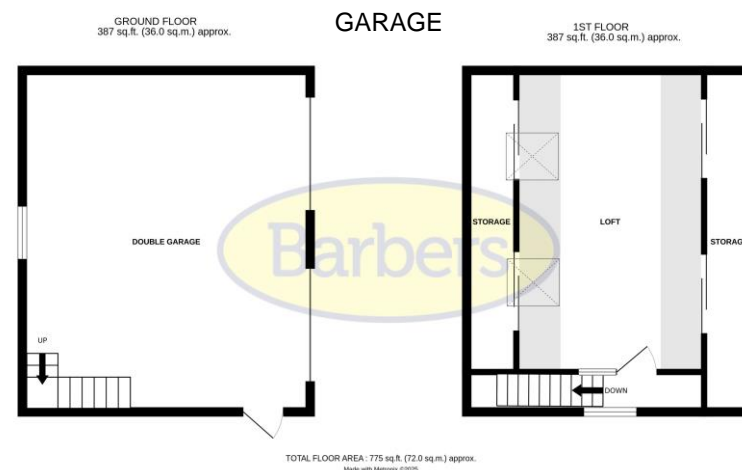
**BEDROOM TWO** 17' 11" x 15' 0" max (12'9" min) (5.46m x 4.57m)

**BEDROOM THREE** 13' 3" x 11' 5" (4.04m x 3.48m)

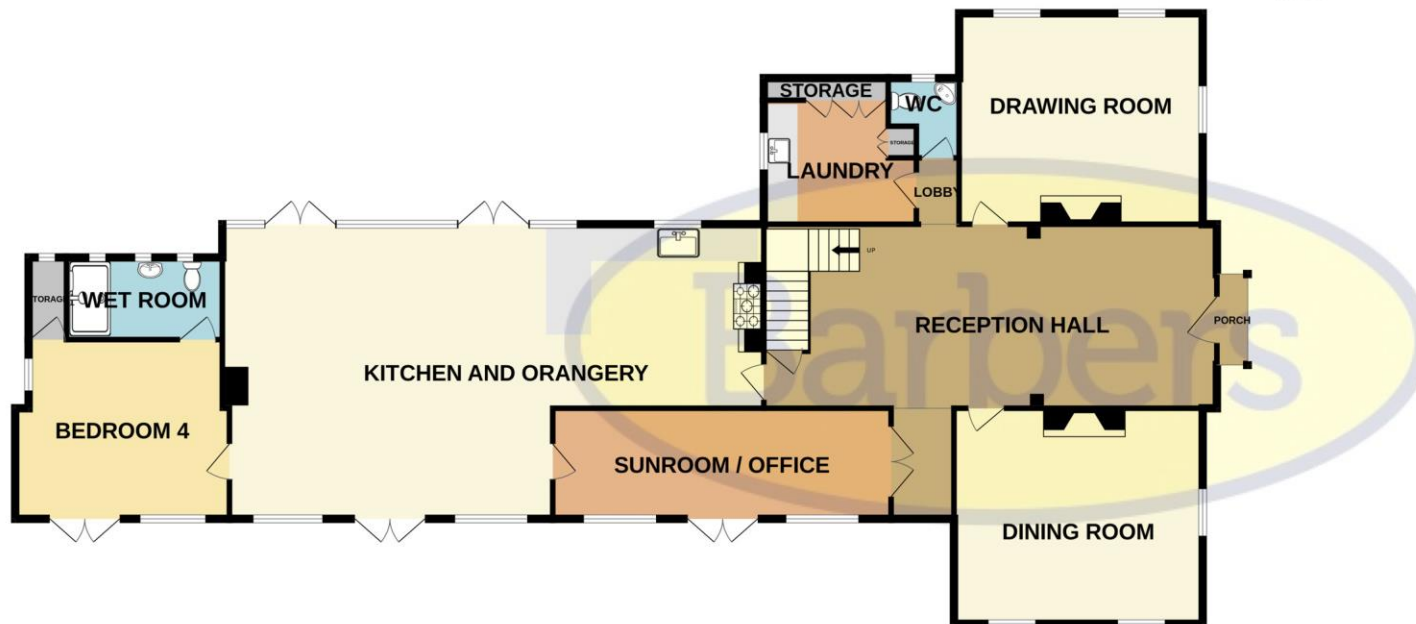
**FAMILY BATHROOM** 11' 5" max (7'6" min) x 8' 5" max (6'11" min) (3.48m x 2.57m)

**DOUBLE GARAGE** 21' 5" x 18' 1" (6.53m x 5.51m)

**GARAGE LOFT AREA** 19' 2" x 11' 9" to eaves storage cupboards - sloped ceilings (5.84m x 3.58m)



GROUND FLOOR  
2206 sq.ft. (204.9 sq.m.) approx.



1ST FLOOR  
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 3154 sq.ft. (293.0 sq.m.) approx.

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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.



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