



**Rose Cottage Rose Cottage, High Street,
Cheswardine,
TF9 2RS**

OIRO £695,000



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Rose Cottage is a charming four-bedroom detached home offering generous living space, set within approximately 3/4 of an acre of land and gardens. The property is approached via a gravelled driveway, which leads to a double garage and provides ample parking for several vehicles.

Upon entering Rose Cottage, there is a well-equipped breakfast kitchen boasts an extensive range of traditional units, a Range Master oven, and integrated appliances, including a dishwasher, fridge, and freezer. This inviting space is enriched by exposed beams and a feature brick wall with an archway that opens into the hallway. Off the hallway, there is a conveniently located shower room.

The lounge is a bright, spacious room with large windows offering views to both the front and rear of the property. Double French doors open out onto a patio area and the garden.

Adjacent to the hallway is the dining room, which features exposed beams and offers lovely views of the garden.

The breakfast kitchen also leads into the snug/sitting room, which has a mounted fireplace and overlooks the garden. This cosy space connects directly to the entrance hallway and the front door, creating a seamless flow throughout the home.

Upstairs, the Jack and Jill landing area leads to a dressing room, which opens into the master bedroom. The master bedroom enjoys views of the garden and surrounding land. Across the landing, there is a second double bedroom, complete with a built-in floor-length cupboard for storage.

The study or office offers flexible space and connects to the third double bedroom, which benefits from an ensuite bathroom. Additionally, there is a fourth single bedroom and a spacious family bathroom.

Outside, the gravelled driveway leads to a double garage with an electric door and eaves storage. There is ample parking for up to eight vehicles. The garden features a patio area, a well-maintained lawn, mature trees, and shrubs, all enclosed by a hedged boundary for privacy. To the right of the driveway, there is an additional plot of land measuring approximately 0.4 acres, offering picturesque views of the surrounding village countryside.

On the side of the cottage, a brick-built outbuilding, accessed via steps, serves as a utility room. This two-level structure provides additional storage space on the lower level with easy access to the road. A pathway encircles the cottage, leading to the garden and side gate, ensuring easy access to all outdoor areas.

Rose Cottage blends traditional charm with generous space, making it an ideal home for those seeking a peaceful rural lifestyle with modern conveniences.

The property is located in the North Shropshire village of Cheswardine, which provides good local amenities including a Primary School, which also has a nursery. There are two pubs and a village shop. Cheswardine is approximately 5 miles from Market Drayton and 8 miles from Newport with their High Street stores, smaller specialised shops and indoor markets.

The more comprehensive shopping, leisure and employment facilities offered by Stoke on Trent, Stafford, Shrewsbury and Telford are approximately 20 miles distance.

Entrance Doorway

The back door to the Cottage is a UPVC double glazed door.

Breakfast Kitchen

15'7" x 12'1" (4.76 x 3.69)

The kitchen features an extensive range of traditional wooden base and wall units, complemented by a Range Master oven and integrated fridge, freezer, and dishwasher. with Inset spotlights and tiled flooring including an under-stairs walk in storage cupboard. Additional character is provided by an exposed beam and a exposed brick feature wall with an archway leading to:



Hallway

22'10" x 13'11" (6.98 x 4.25)

With tiled floor and wooden bookcases.

Dining Room

15'3" x 9'11" (4.66 x 3.03)

Having an exposed beam and overlooking the garden.



Cloak Room/ Shower Room

9'3" x 3'7" (2.82 x 1.10)

A shower enclosure with glass doors, a wash basin with vanity unit below, low level W.C. It is tiled throughout with inset spot light, extractor fan and heated chrome towel radiator.



Lounge

22'11" x 13'11" (6.99 x 4.25)

With French doors leading to the garden.



Snug/Sitting Room

11'11" x 12'0" (3.65 x 3.67)

With a mounted fire place on raised tiles. Exposed beam and overlooking the garden. Leading to:



Entrance Hallway

UPVC front door with glass panels.

First Floor

A Jack and Jill landing area.

Dressing Room

12'0" x 9'10" (3.67 x 3.02)

Overlooking the garden with loft hatch leading to:



Master Bedroom

14'0" x 10'7" (4.27 x 3.25)

Overlooking the garden with loft hatch



Bedroom Three

11'8" x 14'0" (3.58 x 4.27)

To the rear of the Cottage, leads to:



Bedroom Two

21'9" x 12'1" (6.64 x 3.70)

Double bedroom with built in cupboard, overlooking the garden.



En-Suite

Shower enclosure with glass doors and wash basin, low level W.C.



Study

12'0" x 9'6" (3.66 x 2.90)

To the rear of the Cottage, leads to:



Bedroom Four

12'0" x 9'5" (3.66 x 2.89)

To the rear of the Cottage with a wooden beam and loft hatch.



Family Bathroom

12'1" x 6'10" (3.69 x 2.10)

A panelled bath with mixer shower tap. Wash basin and low level W.C, tiled effect laminate flooring. The walls are half tiled. An airing cupboard where the combi boiler is situated with a beam to the ceiling.



Outbuilding

11'6" x 9'2" (3.52 x 2.80)

Steps lead up to the utility room, which is fitted with base and wall units, a stainless steel sink and drainer with a mixer tap, and tile-effect laminate flooring. There is a recess with plumbing for a washing machine and space for a tumble dryer. Below the utility room is an additional storage area with a door providing access to the road.



Outside

The cottage is set on just under 3/4 of an acre, enclosed by hedges and fencing. A gravel driveway leads to a double garage, complete with an electric door and eaves storage. The property offers ample parking space for at least eight vehicles. The garden features a patio area, a well-maintained lawn, and a variety of mature trees and shrubs.



Land

Situated to the right of the driveway lies a 0.4-acre plot of land, offering picturesque views of the surrounding village countryside.





Chester Road, turn left onto Chester Rd/Newport Bypass/A41, Take a right turn and follow the road turning left at the sign for Cheswardine. Follow the road. Drive over the cross roads on to the High Street in Cheswardine and the property is accessed by the first driveway on the right hand side.

AGENTS' NOTES:

EPC RATING: D a copy is available upon request.

SERVICES: We are advised that mains water, gas, a combi boiler, electricity and drainage are available. All doors and windows except the road side doors to the Outhouse were replaced in January 2021 along with all the soffits, fascia's and guttering. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property is Band E

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. 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.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

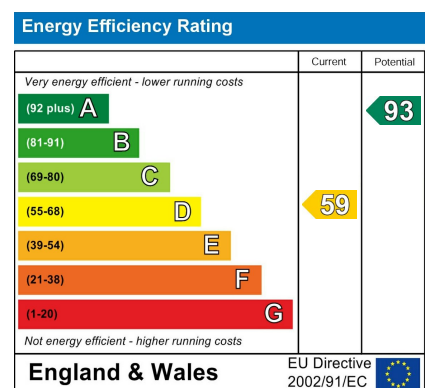
From our office head north on High Street, continue onto Lower Bar, continue onto Chetwynd End, slight left onto Chetwynd Road/B5062, go through one roundabout, continue onto



Total area: approx. 189.7 sq. metres (2041.6 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

Rose Cottage, 22 High Street, Cheswardine, Market Drayton



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.