



4 & 5 The Grove

Culmington, Ludlow, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious pair of brand-new homes enjoying wonderful far reaching country views over the River Corve

4 & 5 The Grove are fantastic four-bedroom homes forming part of a select development nestled in the wonderful south Shropshire countryside close to the market town of Ludlow. Whilst offering both flexible and spacious accommodation of over 1800 square feet they boast generous gardens and a carbarn



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



**CAR BARN/
GARAGE**



**GENEROUS
GARDEN**



FREEHOLD



RURAL



1,808 SQ FT



**PRICES FROM
£725,000**



The property

These stunning homes have been thoughtfully designed and are beautifully presented, ideal for today's modern living. The properties which have accommodation over two floors benefit from modern fixture and fittings including zoned underfloor heating to the ground floor, alarm, air source heating, well equipped kitchen, stylish bathroom and en suite. Exceptional levels of thermal acoustic performance insulation makes for highly efficient living costs. The welcoming entrance hall is approached by a traditional oak framed porch and has limestone flooring and cloakroom, a hand crafted oak stair case leads to the airy galleried first floor landing, doors to the sitting room and a further door to the stunning open plan kitchen/dining/family room. The well-equipped kitchen offers shaker style wall and floor units with granite work surfaces and separate island incorporating a breakfast bar, there is also a small additional pantry. The modern Bosch appliances consist of an induction hob with extractor fan, oven,

dishwasher and fridge freezer, double opening doors from the kitchen area lead to the generous rear patio which is ideal for entertaining and alfresco dining. Adjacent to the kitchen is a separate utility room which in turn has a door to the garden. There is an additional room leading from the family room which would be ideal as either a playroom, study or TV room. The spacious double aspect sitting room with oak flooring and attractive feature fireplace has a door which leads to the rear garden and enjoys countryside views. All of the four bedrooms and stylish family bathroom are accessed from the galleried landing. The principal bedroom enjoys wonderful far-reaching views and a four-piece ensuite, including a bath and separate shower, bedroom two also benefits from country views. There is a good strong theme that runs through this development - it is very well thought out, designed and executed. Attention to detail is evident throughout, from the traditionally hand carved pegged and tenoned oak framed porches and cart shed style garages; to the finish of the kitchens,



pantries and utility rooms. Limestone and oak throughout sits with modern touches and efficiencies and the use of stone, larch cladding, handmade brick with the oak again compliment the three barn conversions that are also being restored into three stunning and significant homes.

Plot 4: £725,000

Plot 5: £750,000

Outside

The rear garden which has attractive views over the River Corve and beyond has a generous limestone paved patio area leading to lawn, outside tap, power and courtesy lighting. Plot 4 has a car barn with power & light gives access through to the front garden and ample gravelled driveway. The front garden which is mainly laid to lawn has a pathway leading to the front door. Plot 5 has a double width garage with power and light with significant eaves storage space.

Location

The pretty village of Culmington is surrounded by stunning countryside and boasts an active village hall, which hosts several events throughout the year. There is an abundance of fabulous walks on the doorstep as well as a number of sporting pursuits which include regular meetings at Ludlow racecourse and a popular golf club. The market town of Ludlow is about 6 miles away; within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets.

Ludlow is renowned for its great food and drink with several excellent restaurants and pubs, every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breath-taking Ludlow Castle. Ludlow train station is on the main Manchester to Cardiff line and offers good connecting links north to Shrewsbury and Crewe and south to Hereford. The A49 also links the county town of Shrewsbury in the north to the cathedral city of Hereford in the south.

Distances

- Craven Arms 5 miles
- Ludlow 6 miles
- Church Stretton 11 miles
- Much Wenlock 15 miles
- Shrewsbury 26 miles
- Birmingham 50 miles

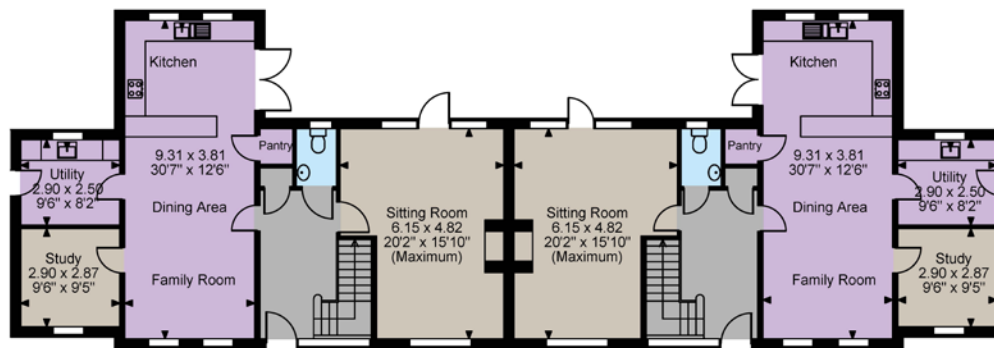
Nearby Stations

- Ludlow
- Church Stretton
- Craven Arms

Nearby Schools

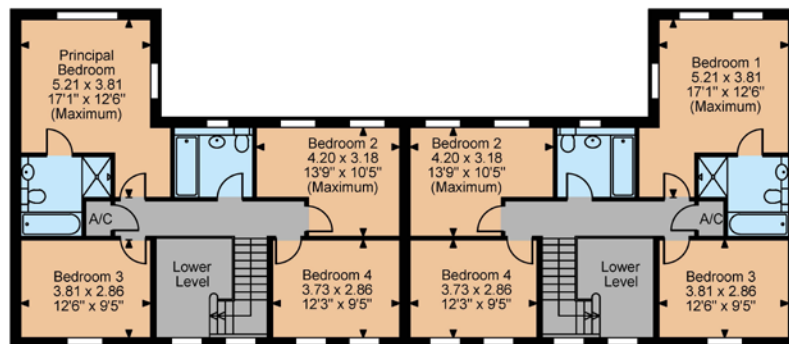
- Lucton School
- Hereford Cathedral School
- Concord College
- Moor Park School





Plot 4 Ground Floor

Plot 5 Ground Floor



Plot 4 First Floor

Plot 5 First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,808 sq ft (168 sq m)

For identification purposes only.

Directions

Post Code SY8 2DB

what3words: ///strumming.skill.vertical

General

Local Authority: Shropshire County Council

Services: Air source heating, mains water and electric, private foul and storm drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: TBC

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Warranty: ICW - 10 years

Agents note: There will be a management charge per dwelling to contribute to the communal areas/services - please consult with your solicitor for verification.

Please note Plot 5 boasts a double width garage.

Images of development are CGIs

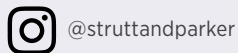
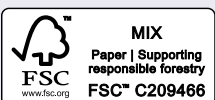
West Midland New Homes

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