



Tudor House

Limes Paddock, Dorrington, Shropshire

**STRUTT
& PARKER**

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A stunning timber framed house with versatile accommodation and staggering countryside views

A magnificent, detached house with beautifully appointed accommodation, forming part of a gated enclave of executive modern homes in a convenient edge of village position. Located in the small and popular village of Dorrington, the property benefits from easy access to the village amenities, and lies just six miles south of the bustling, historic town of Shrewsbury.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



CARPORT AND GARAGING



GARDEN



FREEHOLD



VILLAGE



2,806 SQ FT



**GUIDE PRICE
£995,000**



The property

Tudor House is a handsomely appointed executive home with exquisite styling and high-specification fittings throughout. Constructed in 2016 by a reputable local house builder, the property displays impressive timber-framed and rendered elevations outside, while inside there is striking exposed timber frame joinery, alongside elegant décor and contemporary features, such as underfloor heating throughout both levels. The property is well suited to growing or multigenerational families along with those working from home.

The ground floor accommodation radiates from a welcoming reception hall with an oak staircase and oak flooring, which runs throughout the ground level. There is a home office at the front, which could also serve as a playroom, as well as a generous dual aspect living room to the rear with an impressive brick-built fireplace fitted with a Clearview woodburning stove. The heart of the home is the spacious L-shaped, open-plan kitchen and dining area, which provides space for relaxed everyday living or larger scale

entertaining, including both a seating area and room for large family dining table. Two sets of French doors open to the rear garden, while the part-vaulted ceiling with its timber eaves adds to the sense of space and light. The kitchen itself has traditional Shaker-style units with contrasting wooden worktops, a granite topped central island with a breakfast bar and integrated appliances including dishwasher, fridge freezer and Rangemaster cooker. Adjoining the kitchen is a useful working utility room with space for appliances and the addition of a cold room pantry for further storage.

Upstairs, the galleried landing leads to four well-presented bedrooms, including the two generous principal bedrooms overlooking the garden, one which features a Juliet balcony, its own dressing area with bespoke storage, and a large en-suite bathroom with a freestanding bathtub and a walk-in shower. The second bedroom enjoys a mezzanine space which could serve as a dressing room, nursery or study. To the front are two further bedrooms serviced by a family bathroom and a separate shower room.



Outside

The house is set within a generous plot which backs onto open fields and offers far-reaching views across the surrounding Shropshire countryside towards the Stiperstones. The driveway to the front provides plenty of parking space and access to the detached carport and garage, which has an EV charging point, electric doors and a power point for a generator installation, as well as storage above. With existing power and water supply, this makes the garage block ideal for conversion into a self-contained annexe, subject to the necessary permissions.

The rear garden enjoys a paved seating and dining area which wraps around the house with lawn beyond, along with a well-stocked flower bed and various sapling specimen trees. The garden is enclosed by post and rail fencing flanked by hedgerows and includes a covered shelter providing further space for al fresco dining, outdoor BBQ area and number of raised beds to create a kitchen garden.

Location

The village of Dorrington, on the A49, has a wide range of amenities including a Grade II listed pub, The Horseshoes, a Persian restaurant, Netley Hall, a convenience store with a post office and several other small enterprises. The main road links with the A5/M54 to the north-east and the A5/A458 north-west into Wales.

The A49 also travels south through Ludlow and Leominster to Hereford. Shrewsbury and Church Stretton, each around 6 miles away, have mainline railway links. Surrounded by beautiful countryside. Dorrington is a popular destination for walkers and cyclists.

The nearby Count Brook adds to the scenic charm, and the village's proximity to the Shropshire Hills National Landscape offers ample opportunities for outdoor activities.



Distances

- Church Stretton 6.3 miles
- Shrewsbury 6.1 miles
- Ludlow 23.1 miles
- Oswestry 23 miles
- Birmingham 51 miles

Nearby Stations

- Shrewsbury
- Church Stretton

Key Locations

- The Quarry Park and River Severn
- Theatre Severn
- Attingham Park (National Trust)
- Shropshire Hills National Landscape
- Church Stretton "Little Switzerland"
- Acton Burnell Castle
- Wroxeter Roman City
- Ironbridge Gorge World Heritage Site

Nearby Schools

- St Edward's CofE Primary School
- Longnor CofE Primary School
- Church Stretton School
- Shrewsbury Sixth Form College
- Concord College
- Prestfeld Preparatory
- Wrekin Old Hall
- Shrewsbury High School
- Shrewsbury School





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

Main House internal area 2,806 sq ft (261 sq m)
 Garage building internal area 819 sq ft (76 sq m)
 Outbuilding internal area 88 sq ft (8 sq m)
 Total internal area 3,713 sq ft (345 sq m)
 For identification purposes only.

Directions

Post Code SY5 7LF
 what3words: ///staple.goggle.deprives - brings you to the electric gates.

General

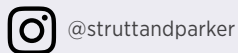
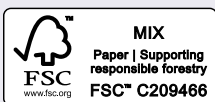
Local Authority: Shropshire
Services: Mains gas, electricity, water and drainage.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: Band C
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Shropshire & Mid Wales

14 Shoplatch, SY1 1HR

01743 284200

shrewsbury@struttandparker.com
 struttandparker.com



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