



The Sidings, Websters Lane, Hodnet, Shropshire

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The Sidings

Websters Lane, Hodnet

Shropshire TF9 3JH

A wonderful brand new home offering both spacious and flexible accommodation located within a sought after Shropshire village

Market Drayton 8 miles, Shrewsbury 15 miles, Telford 15 miles, Chester 32 miles, Birmingham 48 miles

Kitchen/dining/family room | Sitting room
Study | Cloakroom | Pantry | Boot room | Utility room | Downstairs shower room | 5 Bedrooms
2 En suites | Principal bedroom with dressing area | Galleried Landing | Zoned underfloor heating | Air source heat pump | Solar panels Alarm | Large Gardens | Double width garage Driveway | EPC rating A

The property

The Sidings is a fantastic brand new family home which has been tastefully designed utilising modern high specification fixtures and fittings throughout. Whilst boasting both spacious and flexible accommodation throughout of around 2,399 square feet over two floors the property includes zoned underfloor heating via air source heat pump to the ground floor, solar panels, well equipped kitchen, bathroom and en suites. In addition to the ground floor principal rooms there is a very versatile area leading from the kitchen which would be ideal as a self-contained office or hobby area.

The welcoming entrance hall approached by an oak porch has luxury vinyl flooring and leads to all of the principal ground floor rooms including the cloakroom which consists of a 2-piece Duravit suite consisting of a wash hand basin with drawer under and feature mirror wall. An attractive staircase with glass balustrade leads

to the first floor landing, there is a handy built in coats cupboard with mirrored doors and a pair of opaque sliding doors giving access to the wonderful kitchen/dining/family room.

The rear aspect kitchen provides an extensive range of contemporary wall and floor units with quartz work surfaces, complemented by a separate island also with quartz work surfaces with drawer units under; both the breakfast bar and island have attractive coiled pendant lighting above.

The kitchen is fully equipped with modern appliances including Quooker tap, electric oven, microwave, integrated up right fridge and freezer, induction hob with extractor fan above, dishwasher and wine cooler, double opening doors gives access to the rear garden, ideal for alfresco dining. Within the family area there is a feature bespoke media wall with storage cupboards and shelving as well as space for a flat screen TV, additional storage space can be found under a built in window seat. Oversized sliding doors lead to the garden once again ideal for entertaining.

A door from the kitchen area gives access to a very versatile area which being self-contained could have a number of uses such as a utility/ laundry room, home office or hobby room. The boot room area has a range of fitted storage cupboards and shelving, doors lead to the good sized pantry, shower/cloak room, utility room, garage and rear garden. The utility room benefits from a range of fitted storage cupboards and additional appliance space.



The front aspect sitting room with box window has a feature floor to ceiling wall comprising an attractive electric log effect fire, space for a flat screen TV with wall lights either side. A front aspect study is also located on the ground floor.

All five bedrooms, two of which have their own en suites with electric under floor heating, are accessed from the galleried landing with feature coiled pendant lighting, there is also a storage cupboard and access to loft space with ladder.

The rear aspect principal bedroom with Juliet balcony opens up into a dressing area which benefits from a range of fitted wardrobes incorporating drawer unit, shelving and hanging rail. A pocket door gives access to the three piece Duravit en suite comprising full width shower with rainfall shower and separate attachment, wash hand basin with drawer under, heated towel rail, tiled floors and walls and LED mirror. The front aspect second bedroom also benefits from its own Duravit en suite comprising a full width shower with rainfall shower and separate attachment, wash hand basin with cupboard under, heated towel rail, tiled floor and LED mirror.

The four piece Duravit family bathroom also has electric under floor heating and consists of a separate bath, walk in shower with rain fall shower, wash hand basin with drawer under, heated towel rail, tiled floor and walls and LED mirror.

Outside

The Sidings sits within a generous plot measuring about 35 metres wide by 36 metres deep. The rear garden is mainly laid to lawn and extends to both sides of the property, there are three patios areas, hot and cold outside taps, power sockets and courtesy lighting. Paved pathways lead to both sides of the property with one leading to a gravelled area by the side of the garage which measures around 6 metres wide and would be ideal for a camper/caravan. A paved pathway leads to the front door with courtesy lighting.

The gravelled driveway gives parking for numerous vehicles and is complemented by an oversized garage of around 479 square feet with electric up and over door, power and light, access to eaves storage with ladder and door to plant room and boot room. A Samsung air source heat pump is located to the side of the garage.

Location

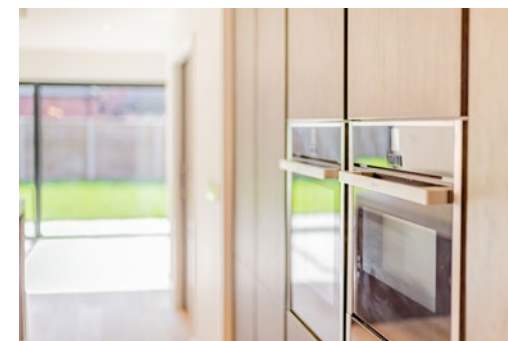
Situated in the village of Hodnet which has recently been named by The Times as Britain's poshest village, this property has a semi rural setting but with the benefit of all the local village amenities including a Primary School, doctors surgery, village shop with Post Office, community village hall, children's playground, St Luke's Church and The Bear Inn which has undergone huge investment over the last few years. The country houses of Hodnet Hall Gardens and Hawkestone Park are both located nearby.

The village of Hodnet is located in North Shropshire just off the A53 Shrewsbury to Newcastle-under-Lyme road. The County town of Shrewsbury located 15 miles to the West has a wide range of highly regarded schools within both the state and private sectors. These include the prestigious Shrewsbury School, Shrewsbury High School for Girls and Preparatory School, St Winifred's Convent, and Prestfelde. Hodnet is well placed for links to Market Drayton, Wem and Shawbury as well as having a good network of bus links to Telford, Shrewsbury and Stoke-on-Trent.

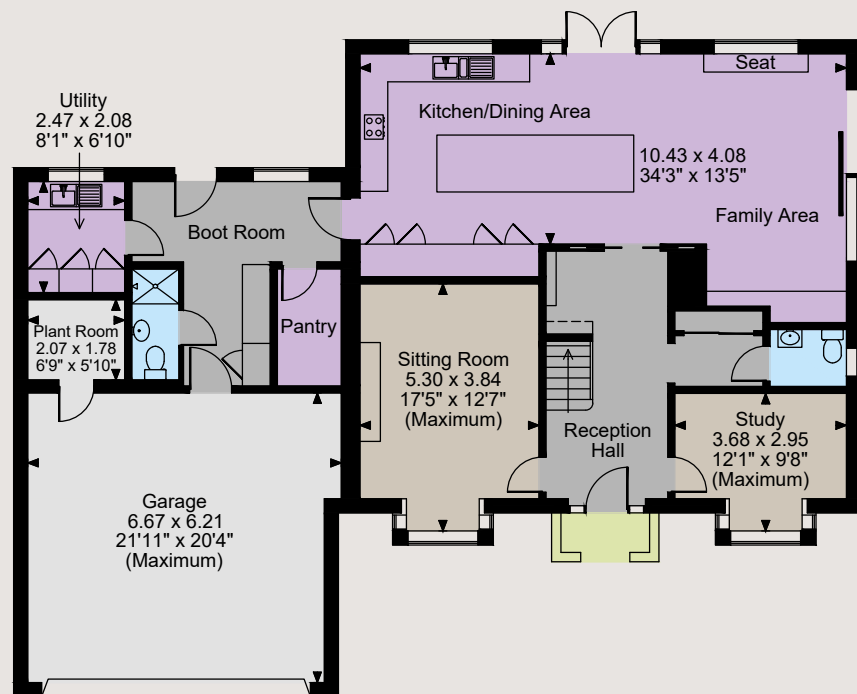
Directions

Sat Nav: TF9 3JH

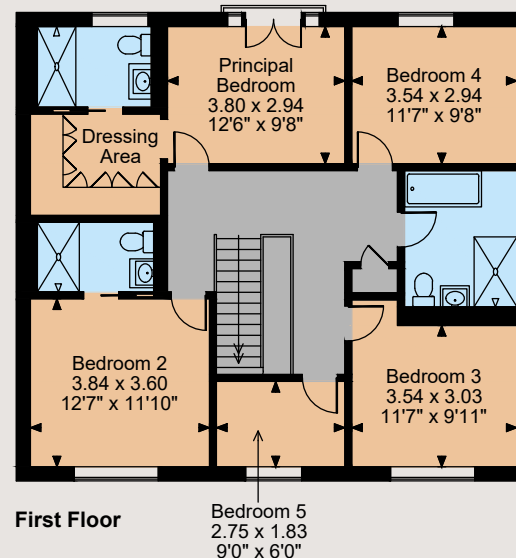
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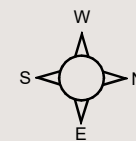
Floorplans
House internal area 2,399 sq ft (223 sq m)
Garage internal area 479 sq ft (44 sq m)
For identification purposes only.



Ground Floor



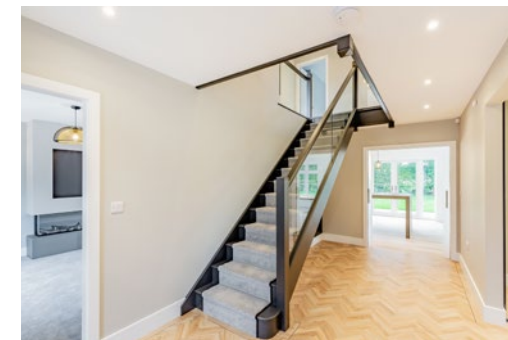
First Floor



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

□ □ □ □ Denotes restricted head height

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General

Local Authority: Shropshire Council

Services: Air source heat pump, mains water & electric, solar panels, private treatment plant. There is no underfloor heating in the pantry.

Council Tax: Unallocated

Tenure: Freehold

Guide Price: £845,000

Build Warranty: ICW - 10 years

Agents Notes: The approaching driveway is owned by a neighbouring property and is shared with one other dwelling, we understand that the costs for the upkeep of the driveway will be shared equally by all three parties - please consult your solicitor for verification.

Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

01743 284200

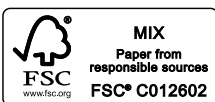
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