



SAMUEL WOOD

Hawthorns Bucknell, Craven Arms, Shropshire, SY7 0AA

Offers In The Region Of £465,000



Hawthorns Bucknell

Craven Arms, Shropshire, SY7 0AA



- Beautifully Modernised & Presented Home
- Solar Panels & Air Source Heat Pump
- Garage & Driveway Parking
- Well serviced Village Location
- Wonderful Views
- Gardens Extending to Over 1/4 of An Acre
- New Windows & External Doors
- Viewing Is Highly Recommended

Occupying a generous plot extending to just over a 1/4 of an acre this detached bungalow is an exceptional three-bedroom detached residence that has been comprehensively renovated and modernised throughout to create a beautifully presented and highly efficient family home. Enjoying delightful views across the surrounding South Shropshire countryside and woodland, this immaculate property combines contemporary comfort with a wonderful semi-rural setting.

The current owners have undertaken an extensive programme of improvements, including a full rewire, installation of an air source heat pump heating system, solar panels, replacement kitchen and bathroom fittings, complete redecoration, and new floor coverings throughout. The result is a turnkey property offering stylish accommodation and excellent energy efficiency.

The accommodation is approached via a welcoming reception hallway which leads into a spacious dual-aspect living and dining room. Flooded with natural light, this superb reception space enjoys attractive views over the gardens and surrounding countryside, whilst a feature wood-burning stove provides a cosy focal point.

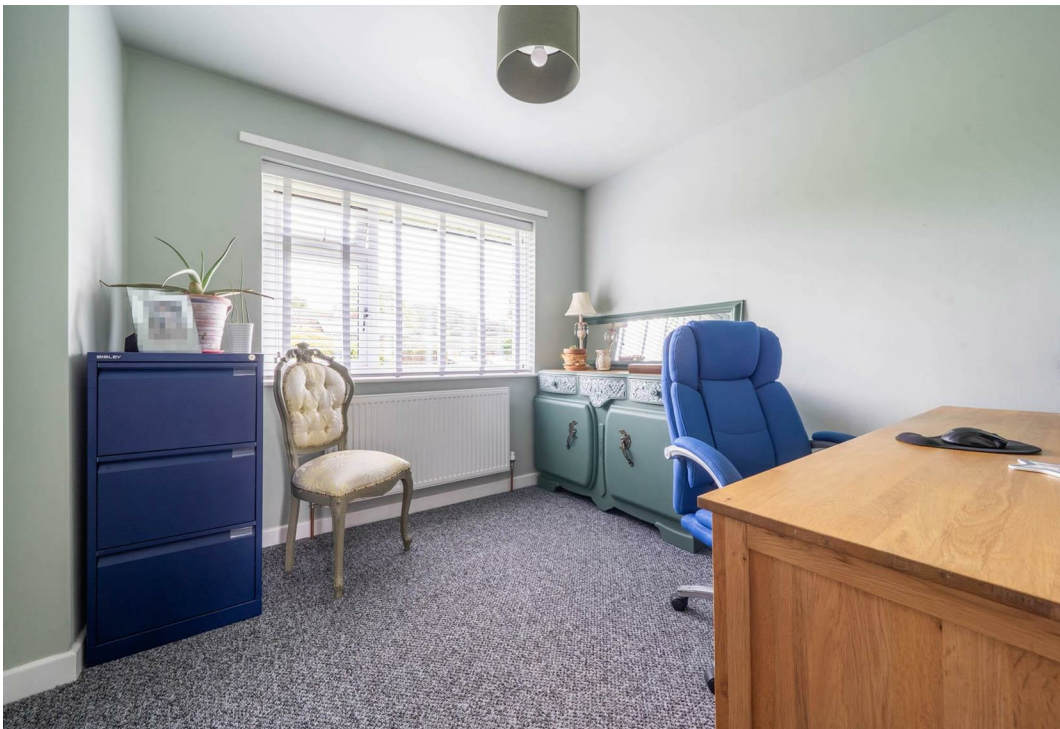
The newly fitted kitchen/dining room offers a contemporary range of units with ample workspace and space for family dining, complemented by a practical utility room to the rear.

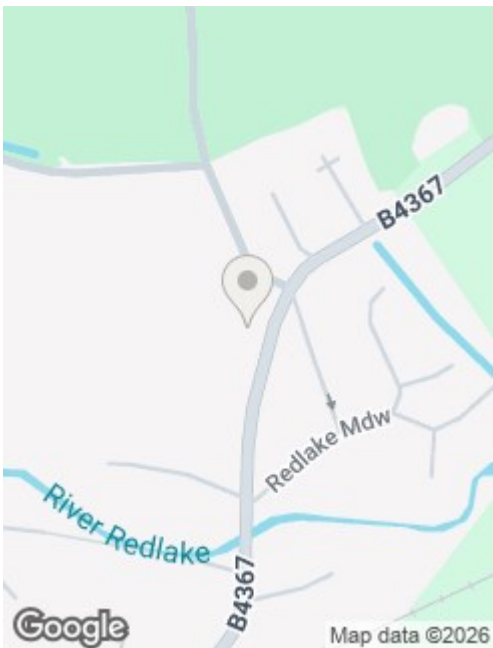
There are three well-proportioned double bedrooms, with the third bedroom currently utilised as a home office, ideal for modern working requirements. The accommodation is completed by a beautifully appointed bathroom featuring a modern suite with shower fitted over the bath.

Externally, the property is equally impressive. A tarmac driveway provides ample off-road parking and leads to the attached garage, which benefits from light and power. To the rear of the garage is an additional store area currently used for garden storage, offering exciting potential for conversion into an en-suite facility, subject to any necessary consents.

The gardens are a particular feature of the property. To the front, a substantial lawned garden is bordered by a variety of mature shrubs, plants and well-stocked flower beds, creating an attractive approach. Gated side access leads to the generous rear garden, which is predominantly laid to lawn and enjoys a paved patio area directly adjoining the house, ideal for outdoor entertaining and al fresco dining. Beyond lies a separately enclosed vegetable garden and greenhouse, perfect for keen gardeners and those seeking a more sustainable lifestyle.







Directions

what3words ///families.engrossed.grills

Services: We understand that the property has mains electric, there are solar panels on the roof with a 10kw battery for overnight storage which is charged during the night taking advantage of the cheaper electricity rates to run the property the next day during the winter months. Mains water and drainage air source heat pump providing heating to radiators & hot water. Windows are UPVC double glazed. The property also has a dedicated water softener system which reduces limescale build up.

Broadband Speed: 15 - 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

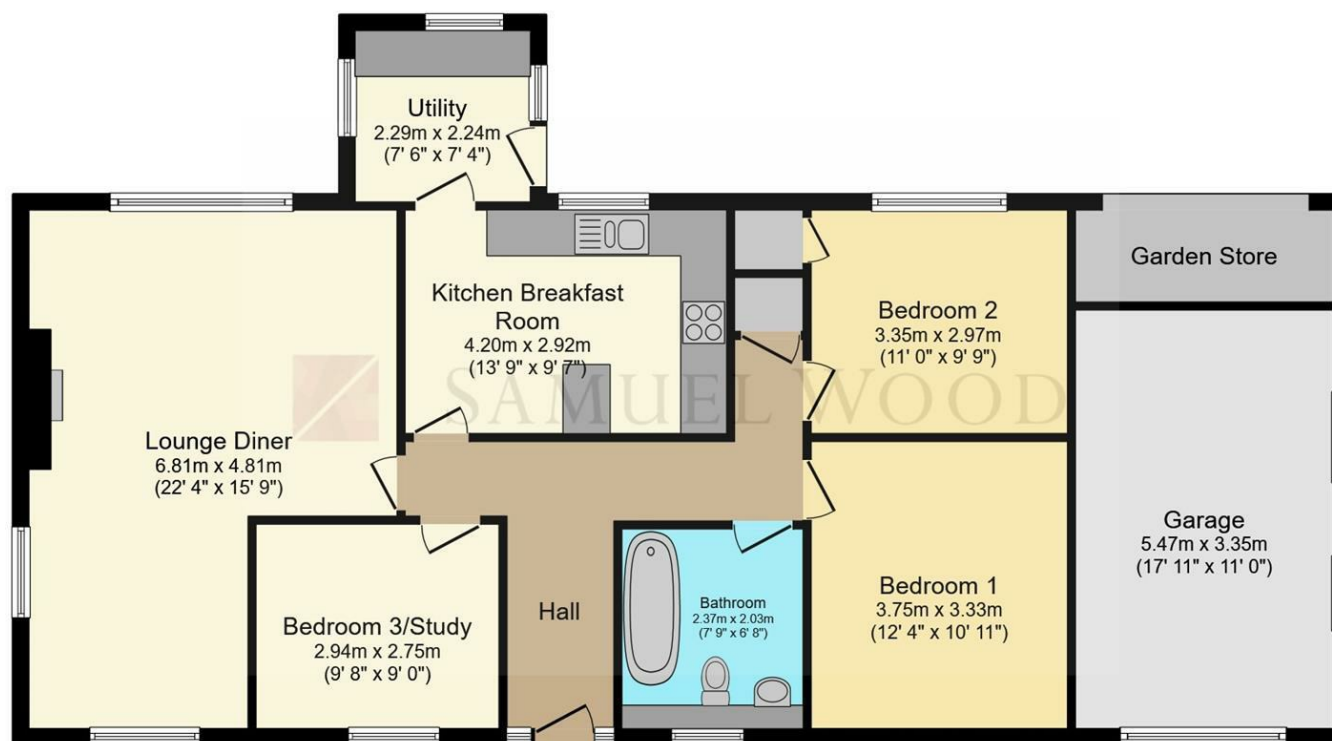
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Floor Plan

Total floor area: 120.6 sq.m. (1,298 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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