

Red Oak House, Chapel Lawn Road, Bucknell, SY7 0AA
Offers In The Region Of £750,000

Red Oak House Chapel Lawn Road Bucknell

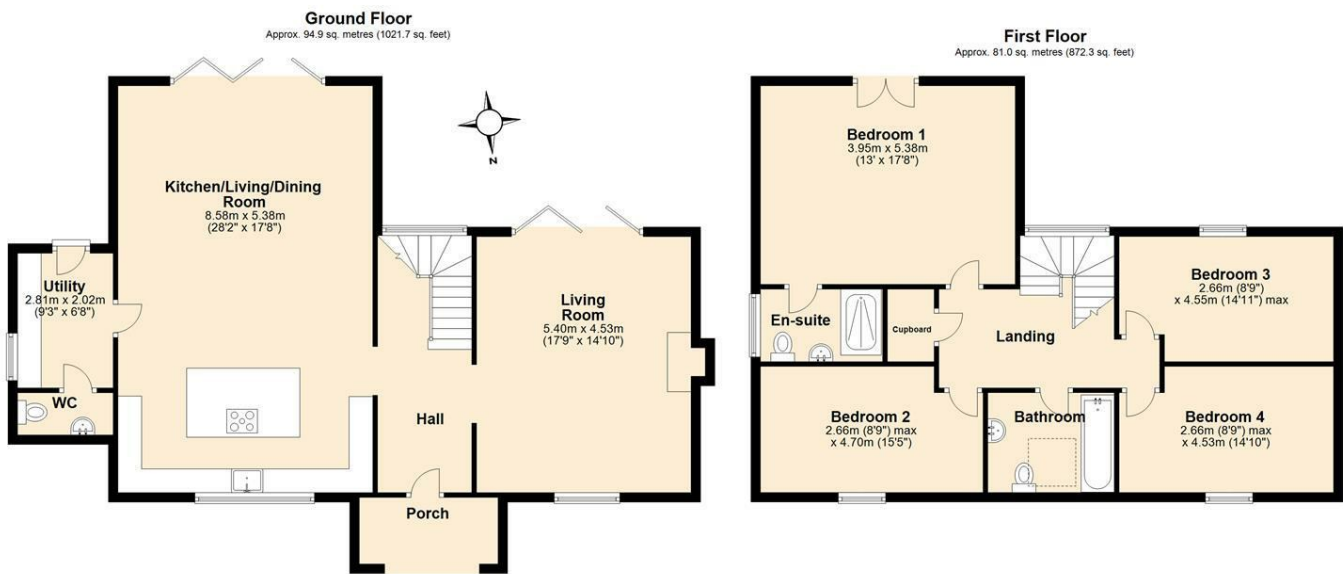
A stunning detached four bedroom family home built to a very high standard by the current owners, offering four bedrooms, open plan kitchen/family space and separate living room. With detached garage and workshop, large driveway and gardens to the rear with patio and lawn and a beautiful Red Oak tree all located in the popular village of Bucknell this property is a MUST VIEW.

- Bespoke detached new build
- Top quality finish and features
- Four bedrooms, two bathrooms
- Open plan kitchen family room
- Gardens, parking and detached garage
- High energy efficiency
- 0.3 acre plot (approx)
- Shropshire tax band E
- EPC B

Material Information
Offers In The Region Of £750,000
Tenure: Freehold
Local Authority: Shropshire
Council Tax: E
EPC: B (91)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Red Oak House is a stunning detached bespoke built family home that has been finished to a high standard with many impressive features throughout the home such engineered Oak flooring, underfloor heating, Oak porch and stairs, Bi-fold doors and detached garage with Solar Panels on the roof. The property sits in approximately 0.3 acres of grounds and garden with gravelled driveway and expansive lawn to the rear and patio off the rear of the house.

The accommodation comprises: entrance hall, living room, kitchen/family room, utility room, main bedroom with ensuite shower, three further double bedrooms and family bathroom.

Property description

The open oak front porch leads through the Oak front door into a spacious hall with tiled flooring, Oak staircase with floor to ceiling window flooding the space with light and openings into the living room on the right and open plan kitchen/family room on your left. The living room has an engineered Oak floor, with underfloor heating, feature fireplace that is ready for a log burner to be installed and Bi-fold doors leading onto the patio running across the rear of the house. Across the hall you find the kitchen/family room which is a spacious room with a fitted kitchen to one end with integrated appliances to include, double oven, hob, fridge freezer and dishwasher, deep green wall and base units, worktop, central island and tiled flooring. The rest of the room has an engineered Oak floor with space for a table and chairs and sofa with Bi-fold doors opening up onto the garden. Off this room is a utility room with door to the garden and a handy ground floor WC.

On the first floor there is a central landing with a glass balustrade and Oak doors leading off to the bedrooms and family bathroom. The main bedroom is an impressive and spacious room with modern shower ensuite with black tiling and black accents through the taps and fittings, with a tiled floor, vanity sink and WC. The best feature about this room is the glazed Juliet balcony with Bi-fold doors overlooking the garden and hills beyond. There are three further bedrooms all being doubles and the family bathroom which is fitted with a bath and shower over, Vanity sink and WC with tiled flooring and fantastic Teal tiling making a feature accent wall.

Detached garage/Workshop

The detached stone built garage with wooden clad ends has timber double doors and a pedestrian door. There is light and power and has the potential for the upper floor to be converted into further accommodation or office space.

Gardens and parking

The timber gate leads onto the gravelled driveway with parking for a number of vehicles, with the garage in the corner and then house to your right. Steps leads down to the front porch with patio slabs leading around to both side and raised beds lining the front of the house planted with a range of flower and shrubs and red brick retaining walls wrapping around the sides. To the rear of the house you find a large patio running off the back of the house with the Bi-fold doors and has ample space for a table and chairs and a sofa setting. From here the grounds are laid to lawn with the feature Red Oak in the centre and fenced on three sides. There is access to stream at bottom of garden . Off the utility is amenity area where you find the oil tank, washing line and space for storage etc.

Location

Bucknell is a popular village tucked away on the edge of Shropshire in a designated Area of Outstanding Natural Beauty. The village is well serviced with a butcher, village shop ,hairdressers and beauty salon popular primary school, petrol forecourt, two public houses and a train station with rail links to Shrewsbury and Swansea on the Heart of Wales line. Nearby is the village of Leintwardine with further amenities including a doctors surgery, two public houses, a convenience store, a petrol station and a butchers. Further afield are the towns of Ludlow at 10 miles distance and Knighton 5.5 miles away, both offering a wider variety of services including health care, independent traders, supermarkets and schooling.

Services and agents notes

The property has oil fired (external boiler) under floor heating on the first floor, with high performance double glazing. The property is connected to mains drainage and water and has 10kw solar electric. The property is being sold as a FREEHOLD.

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DIRECTIONS

///choice.habits.incomes Upon entering Bucknell, pass over the railway crossing, take the left hand turn. Follow the road to the right passing the church on the right hand side. Take the left hand turn onto Chapel Lawn Road and the property can be found on the left hand side.



