

**FOR SALE**

Offers in the region of £495,000

## Foxley House The Dale, Ashley, Market Drayton, TF9 4NQ

Foxley House is a large, detached and versatile property in a wonderful countryside setting in the thriving and popular village of Ashley. The property has a separate guest annexe below suitable for a home office / guest accommodation with en-suite. The property requires modernisation has scope for further development. It is being sold with NO CHAIN. The property has large gardens in excess of one acre and comprises reception hall, living room, dining room, kitchen, three bedrooms and three bathrooms. There is parking for a number of cars, garage, shed and greenhouse. Wonderful scenery surround the property and viewing is highly recommended.





- **Mature Detached Country Home**
- **Requires Modernisation**
- **For Sale with No Upward Chain**
- **Large Gardens to Just Over 1 Acre**
- **Large Driveway and Garage**
- **Commanding Woodland Views**
- **Beautiful Village Location**
- **Excellent Local Walks**

## LOCATION

The property is located in a semi-rural woodland area, close to the sought after village of Ashley which is on the Shropshire/ Staffordshire border. The popular village has a village green, local pub and very popular doctors surgery. The next village is Loggerheads which has a local supermarket, primary school, post office as well as pubs and cafes.

The closest town is Market Drayton located approximately 4 miles from the property which offers a more comprehensive range of amenities, including schools, shops, supermarkets, eateries as well as some health and leisure facilities. Areas such as Stafford, Newcastle-under-Lyme and Stoke-on-Trent are commutable from the property having motorway access to M6 junctions access to a large rail network. Stafford especially having great links to a number national rail routes. The West Coast Mainline runs through the County and provides fast and effective links to other major cities such as Manchester, Birmingham and London.

## BRIEF DESCRIPTION

Halls are delighted to be instructed in the sale of Foxley House by private treaty.

This wonderful and versatile semi-rural property is offered with NO CHAIN and requires modernisation. The property has development potential subject to planning. The property has commanding views over the front and gardens as well as the surrounding woodlands. The property and grounds are on a plot measuring approximately 1 acre.

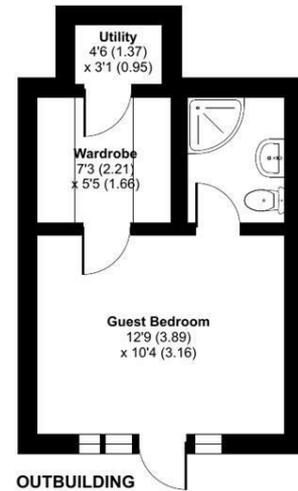
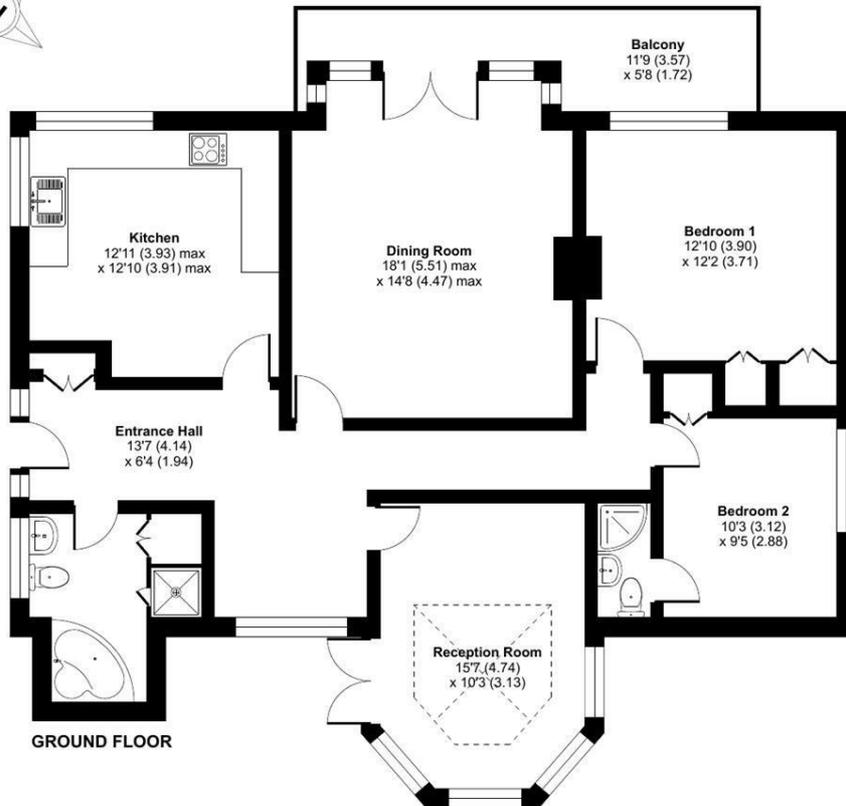
The accommodation comprises a side door which opens into a reception hall. The large living room has a fire place and large windows and doors to balcony with wonderful front facing views. There is a dining room / conservatory to the rear with views of the garden and woodland. There is a fitted kitchen with corner windows and a great view. The kitchen has a range of base and wall mounted units, space and plumbing for a washing machine, electric oven, tiled floor and space for a fridge freezer.

The property has a master bedroom with windows to the side and a built in wardrobe. There is a door to an en-suite shower room. The second bedroom is also a double with fitted wardrobes and windows with views to the front. Off the hall by the entrance door is a large family bathroom with corner bath, separate shower, double glazed windows and an airing cupboard.

There is also an externally accessed lower ground floor bedroom with a dressing area, door to boiler cupboard and door to an en-suite shower room. This has potential for family accommodation or even a holiday let.



Approximate Area = 1191 sq ft / 110.6 sq m  
 Outbuilding = 241 sq ft / 22.3 sq m  
 Total = 1432 sq ft / 132.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1315546



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



### OUTSIDE & GARDENS

The property is accessed off The Dale up a drive to the parking area where there is also a garage and garden store shed. There are large terraced gardens to the front which are mainly laid to lawn with flower borders, ornamental pond, range of specimen plants and trees. There is access to the rear garden from the upper terrace comprising lawns and a charming set of steps leading up into the woodland where there is development potential subject to appropriate planning.

### ACCOMMODATION COMPRISES

- Ground Floor -

- Entrance Hall
- Kitchen
- Ground Floor Bath/Shower Room
- Reception Room
- Dining Room
- Bedroom 1
- Bedroom 3
- En-Suite

- Outbuilding -

- Bedroom 2
- En-Suite
- Wardrobe
- Utility

### DIRECTIONS

From Market Drayton take the A53 towards Loggerheads. In Loggerheads, stay on the A53 over the three mini-roundabouts and after approximately 0.5 miles turn right on Gravelley Hill towards Ashley. At the bottom of the hill turn right onto The Dale (single track lane), and after 0.1 miles turn right and the property is along this lane on the right hand side and can be identified by our For Sale sign.

### WHAT 3 WORDS

///overhear.town.golden

### SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Mucklestone Primary School, Ashley School Academy Trust, as well as a range of schools in Loggerheads and Market Drayton. There are several senior schools nearby including Madeley Academy and Clayton Hall Academy.

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1649 200625

### SERVICES

We believe that mains water and electricity are available to the property. The heating is via an GEC electric boiler to radiators. Drainage is to a private system.

### TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



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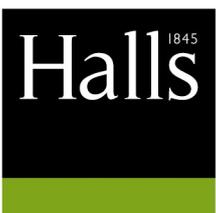
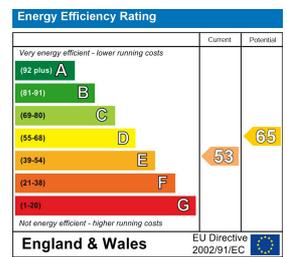
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



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