



SAMUEL WOOD

8 Beaconsfield Park, Ludlow, Shropshire, SY8 4LY  
Offers Over £425,000



# 8 Beaconsfield Park

Ludlow, Shropshire, SY8 4LY



- Much improved and extended detached house
- Small select cul de sac on edge of town
- Parking for 4 / 5 cars and garage
- Viewing highly recommended

This extremely spacious 4 bedroom detached house sits in a corner of a select cul de sac and has beautiful views over rolling South Shropshire countryside, open farmland and as far as Caynham Camp. The property enjoys extensive driveway parking, garage and mature and well maintained gardens. Accommodation extending to 1872sq feet is well presented and includes: Entrance Hall, Cloakroom, Large Living Room, Garden Room, spacious Kitchen / Breakfast Room, large Dining Room, Utility Room, First Floor Landing with 4 good sized Bedrooms, 3 of which having excellent fitted wardrobes, House Shower Room and a House Bathroom. No onward chain. EPC – rating B.



## Enclosed Porch

with upper glazed door and matching side panel into

## Spacious Entrance Hallway

## Cloakroom

having a suite in white of wc and wash hand basin with tiled floor and small window back to the porch

## Large Sitting Room 23'11" x 16'0" (7.30m x 4.88m)

having windows to both front and side elevations enjoying this lovely rural aspect, feature fireplace with gas fire fitted, oak flooring and sliding doors at the rear into a

## Garden Room 11'11" x 8'3" (3.65m x 2.53m)

taking in this phenomenal view across the garden and open farms to Caynham Camp. The room has 2 sets of double opening doors out to the garden and a solid roof

## Kitchen / Breakfast Room 14'7" x 12'0" (4.45m x 3.68m)

having window overlooking rear garden with this fantastic view, has ample room for table and chairs and is nicely fitted with a matching range of units with cream coloured fronts to include base cupboards, wall cupboards, drawers and display cupboards, ceramic single drainer sink unit, 5-ring gas hob with extractor positioned above and adjacent to which is an electric double oven. There is planned space for a dishwasher and oak glazed doors then open into

## Large Dining Room 15'10" x 14'11" (4.83m x 4.55m)

having large window to front elevation, further feature gas fire and oak effect flooring and some fitted cupboards with display shelves



### Utility Room 18'4" x 5'8" (5.60m x 1.74m)

having door and window to rear elevation, stainless steel sink unit with cupboards beneath, space and plumbing for washing machine, room for a dryer, fridge and freezer

### First Floor Landing

having access to roof space with drop down ladder and airing cupboard housing the factory insulated hot water cylinder and shelving

### Bedroom 1 16'0" x 11'10" (4.90m x 3.62m)

having 2 good sized windows to front elevation enjoying this lovely view and an excellent range of bedroom furniture to include extensive wardrobes, bedside cabinets and high level cupboards along with a storage cupboard sitting to the side of the wardrobes

### Bedroom 2 15'3" x 11'1" (4.67m x 3.40m)

having window to frontage and across one wall an excellent fitted wardrobe with extensive hanging rail and storage cupboards

### Bedroom 3 12'0" x 10'2" (3.67m x 3.11m)

having an excellent range of fitted wardrobes and large window to rear elevation and this phenomenal view across open farmland and to Caynham Camp

### Bedroom 4 12'0" x 6'11" (3.67m x 2.11m)

having window to rear elevation with this lovely view

### Shower Room 8'10" x 6'6" (2.70m x 2.00m)

having window to rear with this fine view and a modern suite in white of pedestal wash hand basin, wc, large walk-in shower area with shower fitted and attractive tiled splash backs

### House Bathroom 8'7" x 6'9" (2.64m x 2.06m)

having window to rear with obscure glazed glass and a suite in white of wc, pedestal wash hand basin and panelled bath over which is an electric shower and tiled splash backs

### Outside

The property sits right at the bottom of this desirable cul de sac on the edge of town and is accessed onto a large bricked driveway which provides extensive parking for numerous cars. There is also a detached sectional garage having an up and over door to frontage, personal door to side, light and power fitted. The front garden with the property is open plan, laid to lawn with mature tree and shrubs, a low brick wall sits to the side with this beautiful aspect over farmland and gated access then leads to the rear where there is a large side seating area underneath a pergola taking in the lovely views over the fields. This in turn is open plan then to rear garden which has high board fencing to both side and rear elevations aiding privacy, it is mature with lawned gardens, a bricked pathway leading through the garden and passing a small pond. This in turn leads to a further circular seating area with a summer house and then access to a greenhouse. The garden is interspersed with a good selection of shrubs and trees, together with fruit trees to include 4 apple trees and some raspberry canes

### Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. There are solar panels on the roof which are owned by the property and provide an income of approximately £210 per year and of course reduced electricity costs with a contract length left of 8 years until 2033. Flood risk – no risk. Broadband speeds: Basic 13 Mbps, Superfast 78 Mbps, Ultrafast 1000 Mbps.



## Directions

From Ludlow town centre proceed out of town along Galdeford which in turn leads onto The Sheet. Come to the roundabout on the A49 and go straight over signposted Caynham, follow this road for around  $\frac{1}{4}$  of a mile and the turning for Beaconsfield Park will be found on the right hand side. Take this turn and follow the road bearing round to left and then to the right and No. 8 is right at the bottom with brick driveway

## Local Authority

Shropshire Council

Council Tax band - E

## Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

## Referrals

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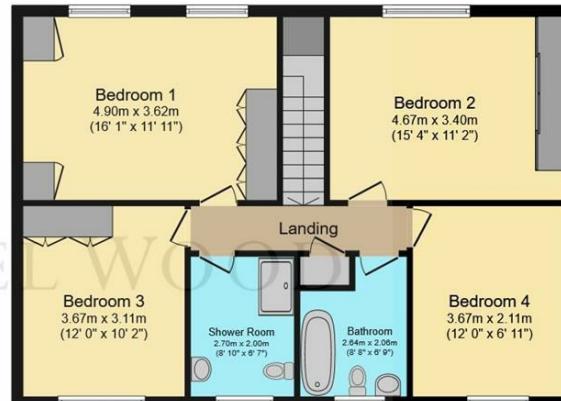




## Floor Plans



Ground Floor



First Floor

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](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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