



**FOLLOW**  **LLS**

Winnatts Sandy Lane, Ashley - TF9 4ND

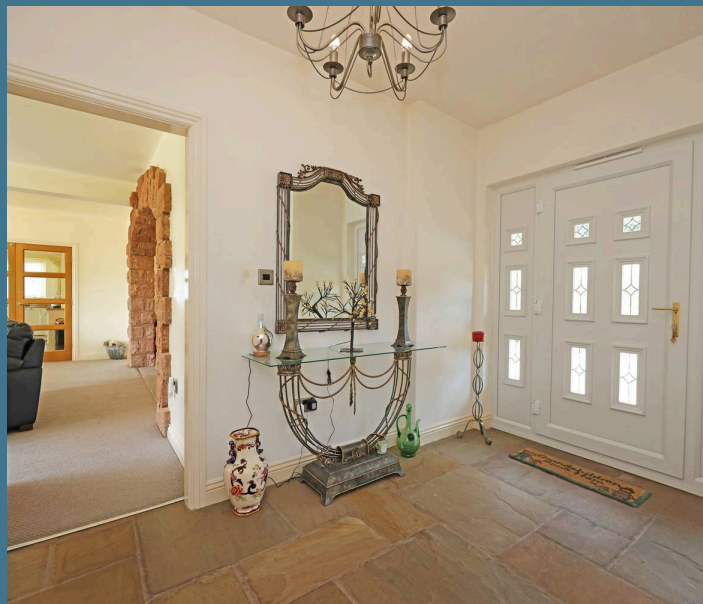
In Excess of £525,000



A spacious, detached bungalow having been extended to both sides and now providing three double bedrooms, two reception rooms as well as a spacious kitchen, conservatory and utility room. The bungalow holds a superb position occupying a corner plot and enjoying complete privacy in the back garden. The grounds extend to approximately 1/3 acre or thereabouts including mature, well maintained gardens, an Indian Stone paved driveway providing parking for several vehicles and outbuildings including single garage, summer house and green house.

On entering the bungalow, visitors are greeted by a spacious reception hall with Indian stone floor and useful built in cloaks cupboard. A very spacious, open plan living area is divided into two distinct areas; a sitting room and a dining room. Large windows to front and rear elevations flood the room with natural light. There is a glazed door into the conservatory to the rear and also glazed double doors leading into the breakfast kitchen. The kitchen is fitted with high quality units and granite work tops having twin Belfast sinks. A freestanding SMEG range cooker in duck egg blue is included in the sale along with other integrated appliances including Neff electric oven, integrated dishwasher and twin fridges.

Off the kitchen is a large utility room with space for appliances and an external door to the side. To the other side of the kitchen a glazed door leads into the conservatory which overlooks the rear garden with double doors leading out onto the patio.







One of the extensions has created a lovely master bedroom suite with doors out to the garden and featuring high quality fitted bedroom furniture. The en-suite shower room is fully tiled with large shower enclosure, wash basin and WC. Two further double bedrooms are served by the main bathroom fitted with 'P' shaped shower bath, wash basin and WC.

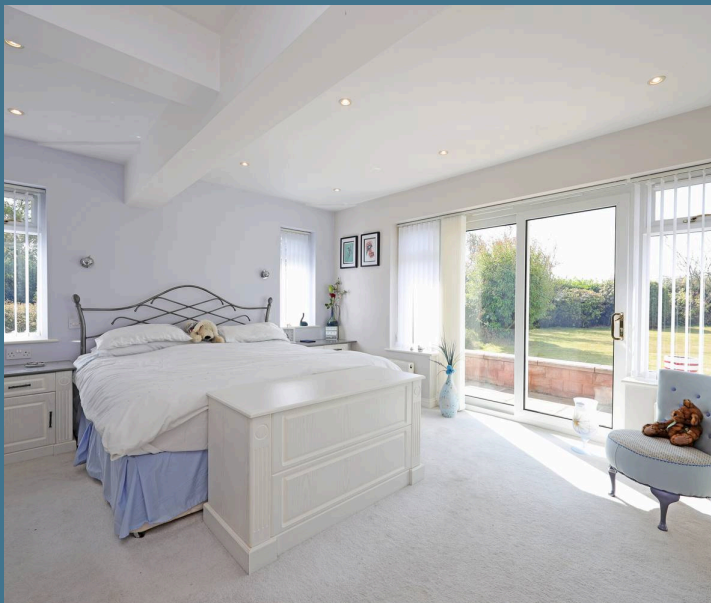
Sandy Lane is located on the outskirts of Ashley village which provides a friendly community with The Peel Arms pub, village hall and church. Just a mile up the road is Loggerheads providing further amenities including a Co-op food store, post office, The Loggerheads Pub as well as an Indian restaurant and take away. Regular bus services are available to Newcastle under Lyme and Market Drayton.

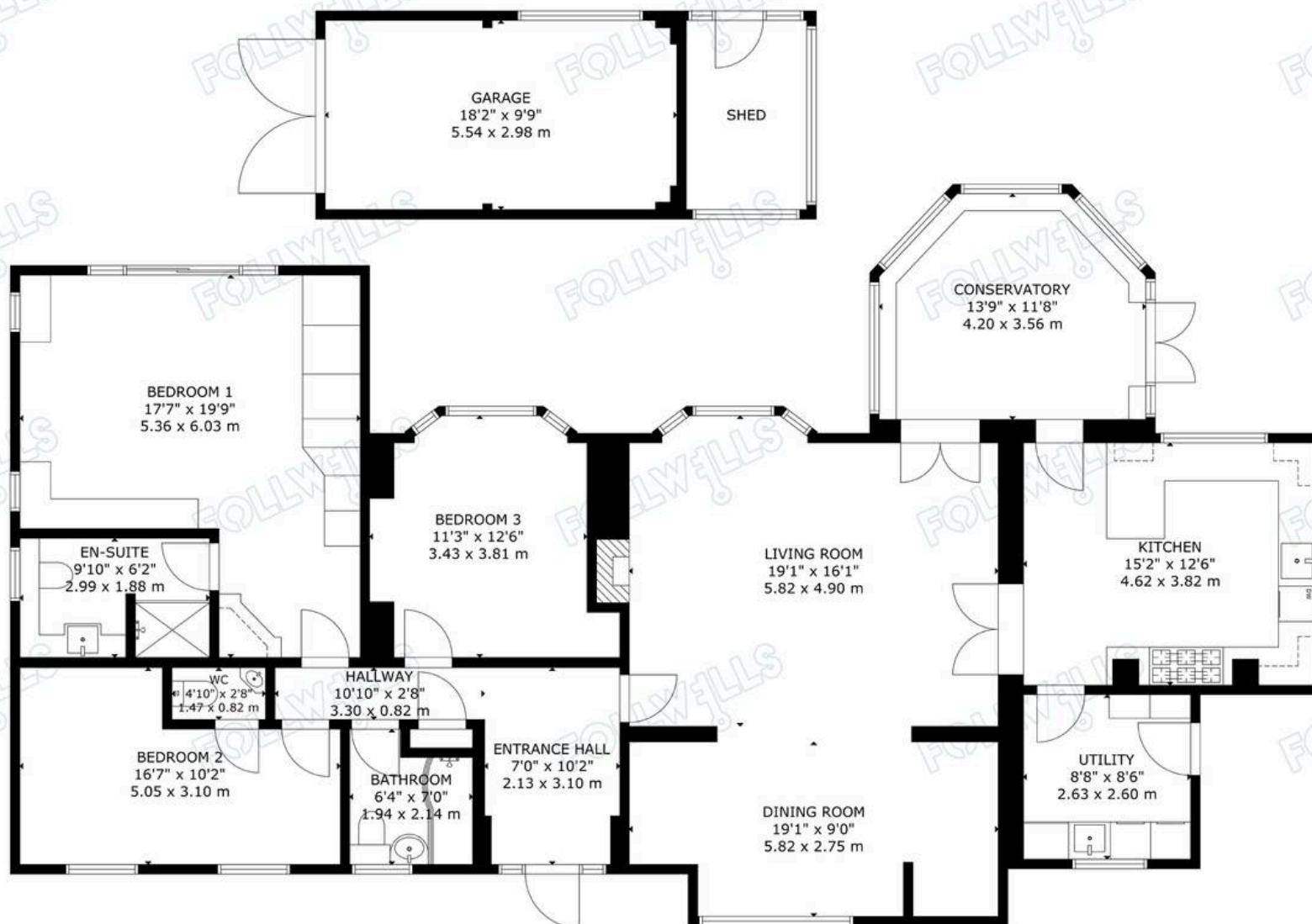
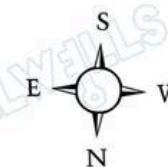
For lovers of the great outdoors, Ashley and the surrounding countryside provides some beautiful rural walks. Dorothy Clive Gardens and Bridgmere Garden centre are both within a ten minute drive. The property benefits from all mains connections and a viewing is strongly recommended to fully appreciate the fabulous position.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





**FOLLWELLS**

GROSS INTERNAL AREA  
TOTAL: 165 m<sup>2</sup>/1774 sq.ft  
GROUND FLOOR: 165 m<sup>2</sup>/1774 sq.ft  
EXCLUDED AREAS: GARAGE: 17 m<sup>2</sup>/178 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**360**  
PICTURE UK