



Ridgeway
3 Doddington, Hopton Wafers, Shropshire, DY14 0NR



A wonderful detached 4-bedroom property offering the most exceptional views with beautiful gardens and grounds.

Village Store 0.8 of a mile, Clee Hill 1.7 miles, Cleobury Mortimer 4 miles, Ludlow 7 miles, Kidderminster 16 miles

Entrance hall | Kitchen/breakfast room | Dining room | Sitting room | Conservatory | Shower room/utility | Four bedrooms | Family bathroom | Study | Gardens | Garage/workshop | Barn
Garden stores | Stream | About 0.72 acres | EPC: E

The Property

Ridgeway is a wonderful 4-bedroom detached property occupying a very special position with the most exceptional far-reaching views of Shropshire and beyond. The views enjoy the Malvern Hills, Abberley Tower and much more. The plot extends to around 0.72 of an acre in total and enjoy peaceful and delightful gardens and grounds. Upon entering the property, you are welcomed to a light entrance hall way with beautiful full length windows and a tiled floor. The property offers superb reception rooms with the dining room and sitting room both enjoying the exceptional views. The sitting room benefits from a Clearview wood-burning stove and leads to the wonderful conservatory. The conservatory has full-length windows and has two French doors accessing the delightful gardens. There is a utility/shower room which has fitted units providing storage and a shower. The kitchen/breakfast room is fully fitted with

units and appliances including an integrated fridge and freezer, a NEFF dishwasher and NEFF ovens and an induction hob. The kitchen has beautiful large quarry tiles and a door leading to the gardens. On the first floor, there are four superb bedrooms, most of which enjoy the marvellous views. A family bathroom services the bedroom. There is a study room with fitted shelving ideal for office space.

Outside

The gardens and grounds at Ridgeway are particularly delightful and extend to about 0.72 in total. The gardens are mainly laid to lawn with some exceptionally well stocked herbaceous borders and shrubbery throughout. There is a terrace area ideal for seasonal al-fresco dining and entertaining. There are various garden stores, barns and a large garage/workshop space providing ample storage.

Some of the outbuildings could be converted for a variety of purposes (subject to the necessary consents). There is a gravelled driveway providing ample parking for a number of vehicles. The gardens enjoy the wonderful views. A peaceful stream runs throughout the grounds.

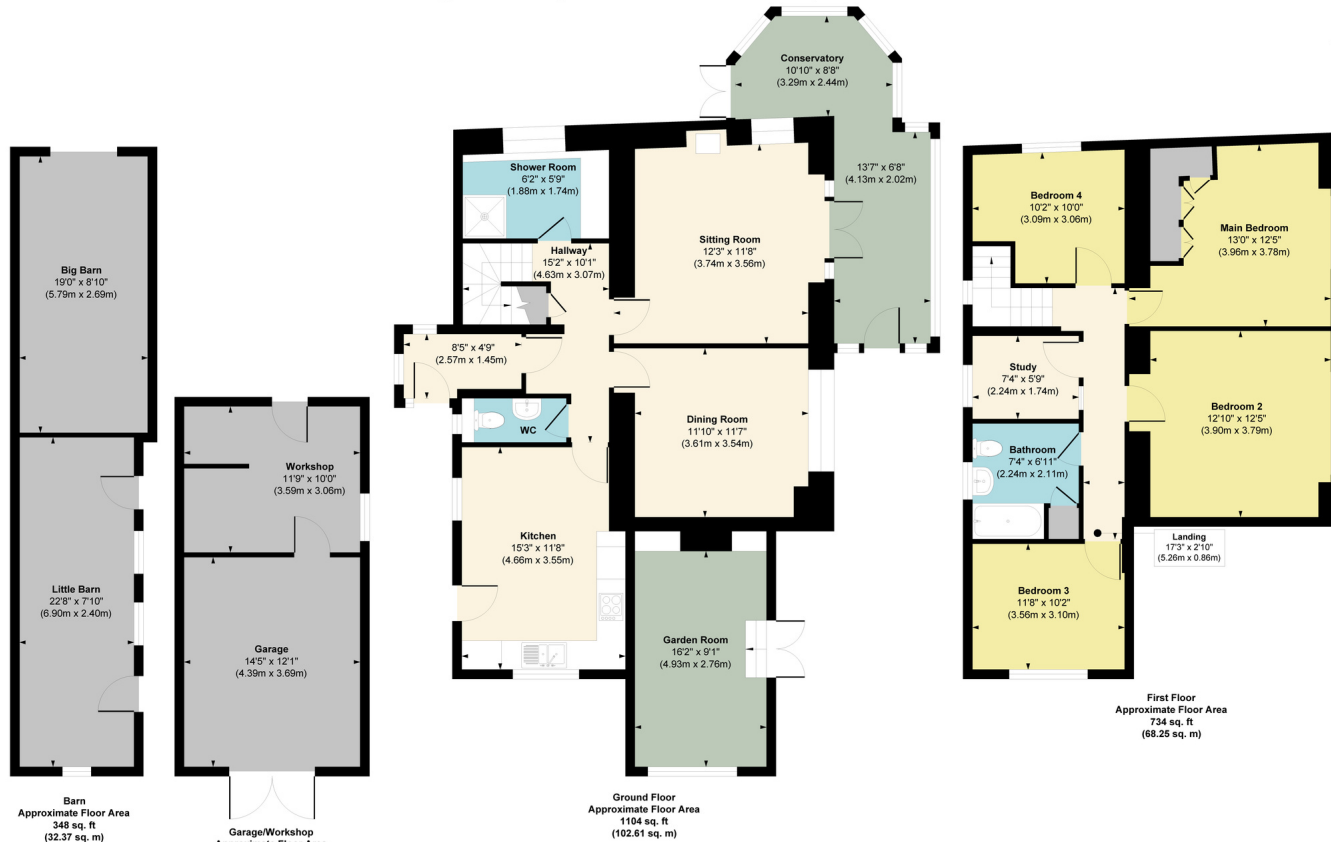
Situation

Ridgeway sits on the edge of the rural hamlet Doddington. There is a garage in Hopton Wafers just 0.8 of a mile away providing fuel and a village store. Just further afield, the market towns of Cleobury Mortimer and Ludlow provide a further range of amenities including supermarkets, doctors, pubs, restaurants and much more. Train stations can be found at Ludlow and Kidderminster.





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Approx. Gross Internal Floor Area
Main House = 1838 sq. ft / 170.86 sq. m
Garage/Workshop = 299 sq. ft / 27.85 sq. m
Barn = 348 sq. ft / 32.37 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Directions: From Clee Hill head East on the A4117. Continue for about 1.4 miles and turn left up the track just before the 40mph sign for Doddington and the cattle grid. Continue up the track for about 0.3 of a mile and find Ridgeway on your right hand side indicated by its name plaque.

What3words: ///defenders.ruler.tiles

Local Authority: Shropshire Council.

Services: Mains electricity. Private water supply - spring. Private drainage. Oil fired central heating.

Council Tax: Band D

Wayleaves, easements and rights of way:
 The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.

MARK WIGGIN
ESTATE AGENTS

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated May 2023. Photographs dated May 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX