



3 Moat Lane, Woore

£360,000 Freehold



A well presented four bedroom detached family home set over two floors, affording spacious and highly versatile accommodation. • Enjoying a peaceful cul-de-sac position with breath-taking rural views over open countryside. • Set within an exclusive modern development within the sought-after village of Woore. • Four double bedrooms and bathroom facilities on each floor, adding practicality and convenience for residents. • Offered for sale with NO CHAIN, making the whole buying process easier for you!



Cross the drawbridge into your very own castle, situated on a small residential development in 'Moat Lane' Woore. Perfect for those who are looking to upsize to a spacious family home, that really does have the 'wow factor' from top to bottom. Oozing with space and style throughout this stunning, four bedroom detached property would make the perfect home for anyone looking for a property in a semi-rural location, with open countryside views and walks on their doorstep. In brief the ground floor layout comprises; entrance hallway with stairs rising to the first floor, offering and ground floor WC for convenience. Open plan kitchen/diner perfect for larger families who enjoy entertaining and being part of the action whilst cooking up a stir! The space is large enough to accommodate a dining and seating area and has two set of patio doors leading to the garden. Utility room offering further storage purposes and space for a washing machine and dryer if required with side access to the rear of the property for those who would rather use this as an alternative exit/entrance. Family sized reception room offering an abundance of space for larger furniture, and bay window – perfect for enjoying the summer sunshine in the warmer months of the year. A study can be found at the front of the property which is a great addition for those working from home. The first floor layout comprises; four double bedrooms, with the master and second bedroom offering double fitted wardrobes for added convenience, the master bedroom also offers an ensuite bathroom. The fourth bedroom would make a great office space for those that need to work from home. All other guest bedrooms on the first floor have access to the family bathroom. Externally the property benefits from a private and manageable rear garden. Further benefits include; off road parking for multiple cars via a private a driveway with further parking within a detached garage with electrics.

Location

Woore is a quaint village located in the north-east of Shropshire and situated on the boundary with the counties of Cheshire and Staffordshire with delightful surrounding countryside with footpaths providing some stunning walks. The village offers a good range of facilities including:- general store (open 7 days a week) with post office that provides banking facilities; 'good' OFSTED rated primary school; Artisan bakery; two public houses; village hall with activities including flower, bridge, and film clubs; Anglican and Methodist churches; tennis, cricket, and lawn bowling clubs; and garden centre. Within a few minutes drive of Woore are two popular 'Paragon Group' restaurants – 'The Boars Head' at Walgherton and 'The Swan With Two Necks' at Blackbrook, Bridgemere Garden Centre, and a Barbour retail outlet. For a more comprehensive range of facilities the market towns of Nantwich, Market Drayton, and Newcastle-Under-Lyme are all within 9 miles distance of Woore. The village is also conveniently situated for those requiring good transportation links. Crewe and Stoke railway stations are within 10 and 12 miles respectively, between them providing direct links to major cities including London, Manchester, Liverpool, Birmingham, and Glasgow. Junctions 15 and 16 of the M6 are within 10 and 12 miles respectively allowing convenient road access to the north and south, whilst airports within a reasonable travel time include Manchester (40 miles approx), Liverpool (45 miles approx), East Midlands (55 miles approx), and Birmingham (60 miles approx).



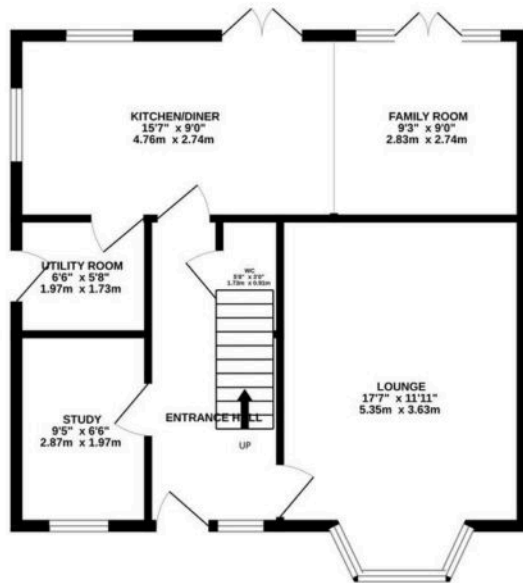
Four bedroom property in semi-rural Woore village. Open-plan kitchen/diner, spacious reception room. Ensuite master, family bathroom. Private garden, parking, garage.

Council Tax band: E

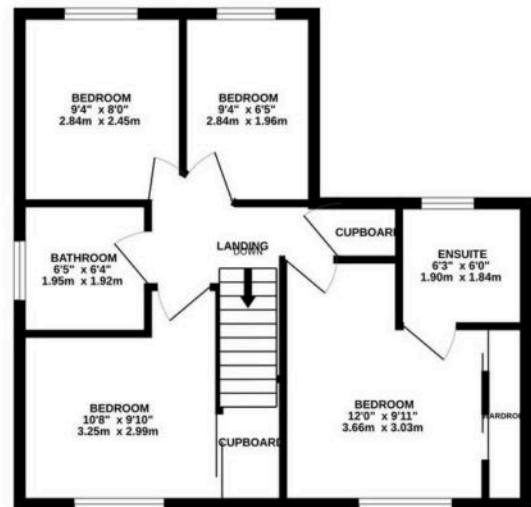
Tenure: Freehold



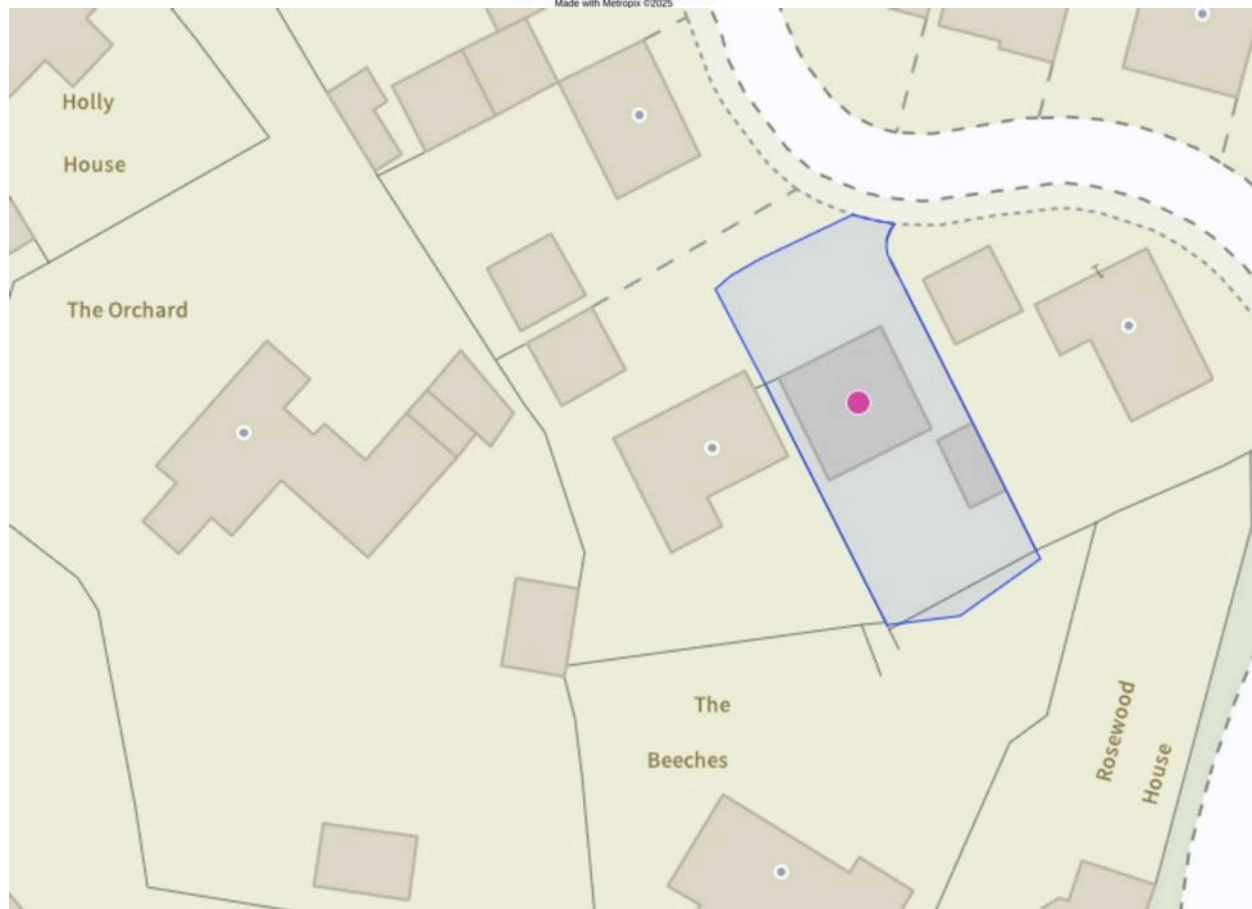
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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