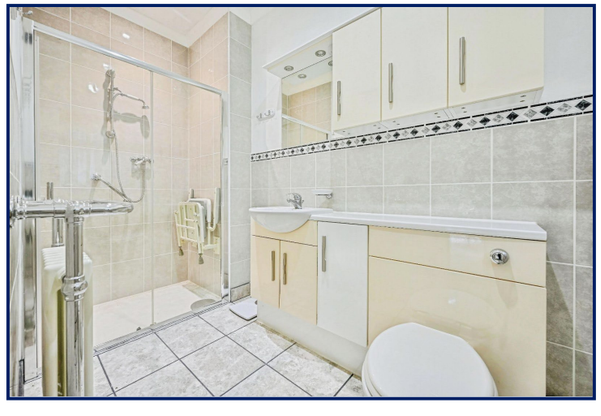
















Pinewood Drive, Loggerheads, TF9 4PA

Offers In Excess of

£475,000

Tenure: Freehold | Council Tax Band: F | EPC Rating: C

Eccleshall Branch, 1 High Street, Eccleshall, Staffordshire, ST21 6BW | 01785 850 241 | ecclechall@reedsrains.co.uk

Large Detached Bungalow in sought-after Ashley Heath!

Welcome to this exceptional four-bedroom residence on Pinewood Drive, a grand and beautifully appointed family home offering generous living space, modern comfort, and superb privacy throughout. Positioned behind secure, wrap-around gardens that shield the property from the outside world, this is a tranquil haven designed for both family life and entertaining.

Loggerheads is a charming and highly desirable village nestled on the border of Staffordshire, Shropshire, and Cheshire, providing an appealing semi-rural lifestyle with a strong sense of community. Known for its beautiful, peaceful surroundings and dog-friendly walking trails, residents enjoy easy access to natural beauty spots such as the nearby Burntwood and Bishop's Wood Nature Reserves. The village centre and the adjacent village of Ashley offer core local amenities, ensuring daily conveniences are always within easy reach.

The immediate area provides a range of essential amenities for a comfortable lifestyle. Loggerheads features a local Co-op Food store, a library, and a doctors' surgery. For dining and socialising, the village pub, The Loggerheads, offers a warm and welcoming atmosphere. The property is just a short drive from the historic market town of Market Drayton, famous for its gingerbread, weekly market, and a wider range of shops, bars, restaurants, and leisure facilities, including the Festival Drayton Centre and Market Drayton Golf Club.

The area is well-served by quality educational options, making it an excellent location for families. Loggerheads has its own local primary school in Ashley, and the property falls within easy reach of several well-regarded secondary schools. Nearby options include Madeley High School and The Grove School in Market Drayton. The region also provides access to respected independent and grammar schools for a wide array of choices. Prospective residents are encouraged to check specific catchment areas for the latest information.

Pinewood Drive is well placed for commuting, offering excellent access to key regional road networks. The A53 runs through the village, connecting Market Drayton with Newcastle-under-Lyme and Stoke-on-Trent, with the M6 motorway accessible in under 10 miles. For public transport, a regular bus service (the Line 64 bus) operates between Market Drayton and Loggerheads, running several times per day (Monday to Saturday). Stoke-on-Trent and Crewe train stations are within easy reach, offering further rail connections across the country.

INSIDE

Entrance Porch 10'5" x 5'7" (3.18m x 1.7m)
Step inside through the secure, double-glazed front door and accompanying sidelight, designed to maximise light exposure. The entire space is laid with carpeting, offering a quiet and comfortable entrance. From here, double doors offer a seamless transition into the versatile home office/study, while another set of doors opens directly into the main living areas of the hall.

Office/Study 11'10" x 7'6" (3.6m x 2.29m)
The dedicated study/office is a well-proportioned space, bathed in natural light from the front-facing windows. A key design feature is the stylish glass partition which maintains an open, airy feel while providing a quiet area for concentration. Practicality is enhanced by dual access points from the Entrance Porch and direct entry into the garage.

Hall
A sizeable L-shaped hall, carpeted for comfort, serves as the main thoroughfare of the residence. This well-planned layout offers convenient and direct access to all social entertaining rooms, the practical utility area, and every bedroom within the home. There is also an additional door near the Utility Room leading out to the beautiful rear gardens.

Living Room 19'3" x 16'11" (5.87m x 5.16m)
The heart of the home is this generously proportioned, L-shaped living room, a magnificent space designed for both grand entertaining and quiet family evenings.

The room is softly carpeted and filled with natural light, offering seamless connection to the garden through a large window and elegant French doors. The focal point is a charming log burner with a traditional surround, creating a warm and inviting atmosphere that effortlessly combines style with comfort.

Bedroom Four 9'5" x 9'3" (2.87m x 2.82m)
A highly versatile and useful space, this spacious double bedroom is finished with plush carpeting. The room enjoys a pleasant aspect with verdant views across the front garden, creating a peaceful and comfortable environment that easily accommodates a variety of uses, from a guest suite to a large study.

Bathroom 8'6" x 8'3" (2.6m x 2.51m)
Indulge in the generously sized guest bathroom, a spa-like retreat designed for relaxation. It features a spacious bath elegantly positioned beneath one of two windows, a separate corner shower with a modern riser bar, and a sleek vanity sink unit with a semi-mounted basin. A heated towel rail and low-level WC unit complete the suite, while convenient built-in storage behind the door ensures a clutter-free environment.

Dining Room 11'11" x 9'11" (3.63m x 3.02m)
The Dining Room is a superb, versatile space perfect for both formal entertaining and daily family meals. Comfortably carpeted and illuminated by a large window with pleasant views over the front garden, it provides ample room for all guests. The room features practical bi-fold uPVC glazed doors that seamlessly connect or separate the space from the hall as required, allowing the entire area to open up for social gatherings.

Breakfast Kitchen 11'10" x 10'11" (3.6m x 3.33m)
Be greeted by a great size, contemporary breakfast kitchen, perfectly designed for modern living. This culinary hub boasts ample base and wall units, high-specification dual eye-level integrated ovens, an integrated dishwasher, and a premium 5-ring Neff hob with extractor fan. A stylish two-bowl anthracite sink completes the fittings. The generous layout offers ample space to incorporate a central island or a large breakfast table, all illuminated by dual aspect large windows offering pleasant views over the rear garden.

Snug/Bedroom Three 13'7" x 10'2" (4.14m x 3.1m)
Bedroom Three is a superb, generously proportioned double bedroom, bathed in natural light from dual aspect windows with views over the front and side gardens. Carpeted for comfort, this highly versatile room could easily serve as a cosy snug or a dedicated hobby room, adapting perfectly to your lifestyle needs.

Utility/Boot Room 10'8" x 7'2" (3.25m x 2.18m)
A highly practical and useful utility/boot room designed for the demands of modern family life. Featuring durable vinyl flooring, this space offers dedicated areas for laundry facilities, ample base and wall units for storage, a utility sink, and valuable pantry cupboards. It discreetly houses the new Worcester Bosch Boiler and MegaFlow system. A uPVC glazed door provides convenient garden access, with further doors leading into Bedroom Three and the main hallway.

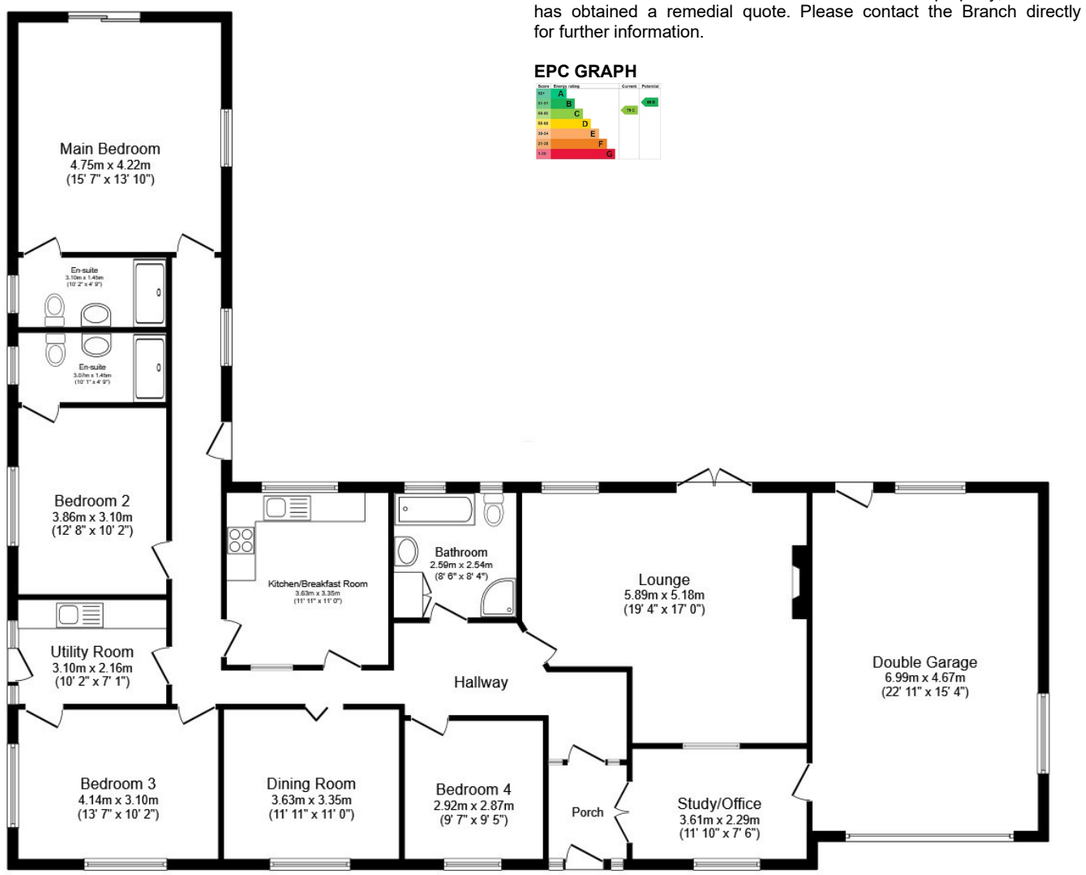
INSIDE (continued)

Bedroom Two 12'8" x 10'2" (3.86m x 3.1m)
Bedroom Two is a substantial and inviting space, easily accommodating a king-size bed with ample room for all freestanding furniture. Comfortably carpeted throughout, the room is brightened by large uPVC double-glazed windows overlooking the side garden, and benefits from the convenience of direct access to a private ensuite shower room.

Ensuite Two 10'1" x 4'6" (3.07m x 1.37m)
Ensuite Two is a good size, featuring a large shower, vanity sink unit, and low-level WC. The room is completed with fully tiled floors and partial wall tiling, a heated towel rail, and frosted windows, offering a clean and modern finish.

Bedroom One 15'7" x 13'10" (4.75m x 4.22m)
A wonderfully large principal bedroom suite offers an exceptional amount of space and comfort. Enjoying light from dual aspect windows and wide sliding patio doors, the room provides access to an exclusive private patio area. The space is finished with plush carpeting and benefits from the convenience and luxury of an accompanying ensuite shower room.

Ensuite One 10'2" x 4'8" (3.1m x 1.42m)
A generously sized ensuite shower room that offers functionality without compromising on style. It includes a large shower enclosure, a sleek vanity sink unit, and a low-level WC. The space features fully tiled flooring and partial wall tiling, enhanced by a heated towel rail and frosted windows that ensure seclusion.



OUTSIDE

Parking
The property boasts exceptional parking provision, featuring an attractive horseshoe driveway that offers abundant space to accommodate numerous vehicles without compromising the flow of traffic. This is complemented by a spacious garage.

Double Garage 22'11" x 15'4" (6.99m x 4.67m)
The spacious double garage is a highly versatile and useful space, offering superb potential as a workshop, hobby room, or for secure vehicle storage. It features a convenient electric roller door for easy access, with power and lighting as well as a window and a door leading directly to the rear garden, plus internal access into the home office.

Gardens
The gardens are truly the pièce de résistance of this exceptional property. A sanctuary of privacy, the wrap-around lawns and mature trees create a natural screen, shielding the home entirely from the outside world and ensuring it is not overlooked.

The grounds benefit from a magnificent sweeping horseshoe driveway bordered by a luscious front lawn and mature planting.

The garden seamlessly flows to the side lawns with further established borders, and an L-shaped rear lawn enveloped by mature hedgerows.

This outdoor paradise offers not one, but two dedicated patio areas accessible from the main hall and principal bedroom, perfect for al fresco entertaining or simply enjoying the summer sun in complete seclusion.

REEDS RAINS COMMENTS

Some Red Ash has been identified in a section of the property; the owner has obtained a remedial quote. Please contact the Branch directly for further information.

EPC GRAPH

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