



Tree Tops, Trevor Hill, Church Stretton, SY6 6JH

Shrewsbury & Country House Sales

MILLER  
EVANS



## Tree Tops, Trevor Hill, Church Stretton, SY6 6JH

**£525,000**

Freehold

- A well appointed detached family house
- Versatile accommodation with dining room, sitting room and breakfast kitchen
- First floor family room/office/bedroom with sliding doors to a balcony
- Two further bedrooms and bathroom to the first floor
- Large well established terraced gardens
- Superb raised decked terrace enjoying views over the surrounding hills
- Former garage/workshop and driveway providing parking
- Picturesque and peaceful setting close to excellent amenities



This beautifully positioned detached family home enjoys far reaching views over the surrounding hills and offers versatile accommodation briefly comprising; entrance hall, cloakroom, sitting room with French doors to the decked terrace, breakfast kitchen, dining room with two doors over the decked terrace. To the first floor is a pleasant family room/office/3rd bedroom enjoying sliding doors to a balcony with fantastic far reaching views. Two further bedrooms and a bathroom. There is also a useful utility and boiler room. There is a driveway and former garage providing ideal workshops space. Large well established gardens and sun terraces providing superb views. The property benefits from oil fired central heating.

The property occupies an elevated position enjoying far reaching views over the surrounding Shropshire Hills. Church Stretton Golf Club is within walking distance of the property and there are delightful walks immediately in hand in the nearby Carding Mill Valley. Church Stretton is situated approx. 13 miles south of Shrewsbury and is also well placed for access to Much Wenlock, Ludlow, Craven Arms and Bishops Castle. The excellent local amenities including Primary and Secondary Schools, a selection of shops, cafes, bars and restaurants, a regular rail service and the surrounding hills and countryside provide a wonderful opportunity for recreational pursuits.







**ENTRANCE HALL**  
6'11" x 12'4"

**CLOAKROOM**  
3'3" x 6'6"  
Wash hand basin, wc

**LIVING ROOM / BEDROOM 3**  
14'5" x 14'4"  
Double doors to decked terrace enjoying far reaching viewing over neighbouring hills

**KITCHEN**  
13'1" x 12'4"  
Fitted with a range of matching wall and base units with central island unit and AGA cooking range.

**DINING ROOM**  
11'8" x 17'1"  
Two doors, one opening to raised decked terrace enjoying superb open views over neighbouring hills.



**RAISED DECKED TERRACE**  
18'3" x 24'10"  
Enjoying far reaching views over neighbouring hills.

Staircase rising from the entrance hall to a split level first floor landing with double doors to the internal spiral staircase leading to:

**LOUNGE**  
18'1" x 16'6"  
Sliding doors to Balcony enjoying fantastic open views.

**BEDROOM 1**  
14'5" x 11'0"  
Two built in wardrobes

**BEDROOM 2**  
13'9" x 11'10"  
Two built in wardrobes

**BATHROOM**  
6'8" x 7'10"  
Panelled bath, wash hand basin, wc



## GARDENS AND GROUNDS

### FORMER GARAGE / WORKSHOP 16'9" x 12'5"

The property is approached through five bar wooden entrance gate over driveway leading to former garage/workshop.

The property stands in large, well established terraced gardens with a wide selection of mature shrubs and trees.

There is a superb Decked Sun Terrace (18'3 x 24'10") providing a peaceful setting and enjoying far reaching views over the neighbouring South Shropshire Hills.

## HOW TO GET THERE

When approaching from the centre of Church Stretton take the Shrewsbury Road towards All Stretton and after approx. one mile turn left signposted to Carding Mill Valley. Take the second right onto Trevor Hill and follow the road around and up the hill. Tree Tops will be found on the right hand side.



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |

## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced. This property may be subject to additional management charges.

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## DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

## SERVICES

We understand that mains water, electricity and drainage are connected to the property. Oil fired central heating.

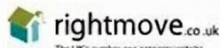
Council Tax Band : E

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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FIND OUR PROPERTIES ON:



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Shrewsbury SY1 1QJ  
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South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
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