



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Lime Tree Houses, Sandford Avenue, Church Stretton,  
SY6 7AE**

**Offers In The Region  
Of £475,000**

To view this property please call us on **01743 236 800** Ref: C7117/SL/KQ

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# An exceptionally well appointed, superior and individually designed detached four bedroom family residence.

This superior and individually designed family home is presented throughout to an exacting standard and provides well proportioned and well presented accommodation throughout with rooms of pleasing dimensions. On the ground floor there is a large open plan lounge/kitchen and dining area, with utility room and guest bedroom with en-suite bathroom. On the first floor there is an impressive lounge with high ceilings and French doors opening onto a patio and terrace, there are a further three bedrooms, two having en-suite shower rooms, there is also a particularly luxuriously appointed family bathroom. The property benefits from zoned underfloor heating, ample parking and an enclosed garden.

The property is well placed in a renowned area of natural beauty with the Shropshire Hills providing opportunities for a range of recreational pursuits. Walking distance from the market town of Church Stretton with good local amenities including; a wide range of shops, schools, cafe's, bars and restaurants, a rail service and co-op supermarket.



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## INSIDE THE PROPERTY

Tiled flooring with underfloor heating throughout the downstairs.

### SPACIOUS ENTRANCE VESTIBULE

With fitted cupboards.

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LARGE STORE CUPBOARD

Leading to further under stairs storage

### OPEN PLAN LOUNGE / KITCHEN AND DINING AREA

27'9" x 15'1" (8.46m x 4.60m)

Integrated full height fridge

Separate full height integrated freezer, integrated dishwasher

Double oven with ceramic 5 ring hob and extractor over.

### UTILITY

With sink and space for 2 appliances, leading to plant room

### STUDY

Good sized space for home office or alternative.

### DOWNSTAIRS GUEST BEDROOM 4

14'4" x 11'4" (4.37m x 3.45m)

Excellent sized room with windows to front and side.

Wood effect flooring and under floor heating.

### EN SUITE SHOWER ROOM

Fully tiled shower cubicle

Wash hand basin, wc, heated towel rail.

STAIRCASE rises to a spacious FIRST FLOOR LANDING

### IMPRESSIVE LIVING ROOM

16'1" x 15'1" (4.90m x 4.60m)

A light and airy room with double height ceiling and velux windows.

Patio doors opening onto the patio area.

### MASTER BEDROOM

12'6" x 11'6" (3.81m x 3.51m)

With windows to front and side.

### EN SUITE SHOWER ROOM

Fully tiled shower cubicle

Wash hand basin, wc, heated towel rail

### BEDROOM 2

11'4" x 11'2" (3.45m x 3.40m)

With windows to front and side.

### EN SUITE SHOWER ROOM

Fully tiled shower cubicle

Wash hand basin, wc, heated towel rail

### BEDROOM 3

10'6" x 7'7" (3.20m x 2.31m)

With large open outlook to the front of the property.

### FAMILY BATHROOM

Panelled bath with shower over, fully tiled

Wash hand basin, wc, heated towel rail

### OUTSIDE THE PROPERTY

The property is set back from the road by a generous paved forecourt providing ample parking space for up to 6 cars and serving the reception area, external lighting.

To the rear there is an extensive paved patio with ornamental balustrade, formal steps rise to an additional level with lawn and further paved seating area and far reaching views over the hills. There is a good sized shed with outside lighting and external power sockets. The whole neatly kept and well maintained.

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## FLOOR PLANS ...

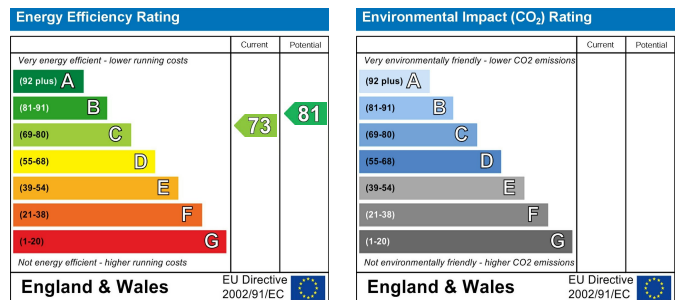




## HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton, proceed out of town to the traffic lights, crossing over the A49 onto Sandford Avenue. The property will be seen towards the top of the hill on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### 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.

### 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 you with your decision to move.

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##### South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)