



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Field House, Felhampton, Church Stretton SY6 6RJ

**£485,000 Offers In
The Region Of**

To view this property please call us on **01743 236 800** Ref: C7658/WM/MU

A well presented, four bedroomed, detached part stone and brick built residence dating from the early 1980s.

The Property is a well presented detached part stone and brick built residence dating from the early 1980s built by the present owners. The Property stands well back from the main road over a gravelled driveway which forms a good size forecourt and also continues through double iron gates to the rear garden and provides parking for many vehicles. The spacious accommodation includes; reception hall, cloakroom/wc, L-shaped living room, dining room, kitchen/breakfast room, landing, main bedroom with en-suite shower, three further bedrooms and family bath/shower room. Garage and parking and attractive gardens.

Felhampton is a small hamlet located in the beautiful south Shropshire countryside about four miles south of Church Stretton. Church Stretton lies amidst the south Shropshire Hills midway between Shrewsbury (13 miles) and Ludlow (14 miles) along the A49 road. It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK. It is a really thriving community with societies, clubs, cafes, public houses and restaurants. Including the neighbouring villages of All Stretton and Little Stretton, it offers excellent shopping facilities including a supermarket and specialist shops, such as ladies and men's fashion shops.



INSIDE THE PROPERTY

RECEPTION HALL

L SHAPED SITTING ROOM

18'3" x 18'3" (5.56m x 5.56m)

With fitted carpet

Windows to the front and rear

Glazed double sliding patio window to rear terrace

Feature stone inglenook style fireplace with wooden beam over, stone

hearth and 'Hunter Herald 14' wood burner

Archway separating the potential dining area

DINING ROOM/STUDY

9'5" x 7'5" (2.87m x 2.26m)

Window to the front.

CLOAKROOM/WC

Wash hand basin with tiled surround and mirror over

WC with tiled floor.

KITCHEN

18'0" x 10'4" (5.49m x 3.15m)

With tiled floor, coving, range of wooden fronted wall and base kitchen units with laminate worktops with tiled surrounds

Gas fired 'Rayburn' range providing heating central heating and domestic hot water

Spaces for electric oven, washing machine and dishwasher. Floor to ceiling cupboard with shelving. Part glazed rear door to garden.

A STAIRCASE rises to the FIRST FLOOR HALF LANDING . FIRST FLOOR LANDING with airing cupboard housing the hot water cylinder and immersion heater with shelving. Recessed cupboard with shelving. Ceiling hatch to loft space.

BEDROOM 1

18'3" x 9'8" (5.56m x 2.95m)

A through room with front and rear windows

Triple built-in wardrobe and door to:

EN SUITE SHOWER ROOM

With tiled floor

Fully tiled shower, washbasin with shelf and wall mirror over.

Wall heater.

BEDROOM 2

12'7" x 10'4" (3.84m x 3.15m)

Window to the front

BEDROOM 3

9'1" x 8'5" (2.77m x 2.57m)

Window to the front

BEDROOM 4

9'5" x 7'5" (2.87m x 2.26m)

Window to the front

MAIN BATHROOM

Fully tiled walls

Panelled bath, walk-in shower, bidet

WC and washbasin with mirror, striplight and shaver point over.

OUTSIDE THE PROPERTY

LINK SINGLE GARAGE

17'1" x 9'1" (5.21m x 2.77m)

With up and over door

Power and lighting.

There is a single garage and ample parking space. There are various outbuildings including workshop, stores and two greenhouses.

TO THE REAR there is a raised stone paved terrace with raised stone floral beds. The whole extends to around a third of an acre with lawn areas, established flowering shrubs, trees and fruit trees, offering outstanding views.

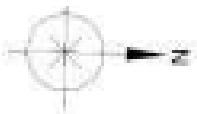








FLOOR PLANS ...



First Floor



Ground Floor

Field House
Felhampton
Church Stretton
SY6 6RJ

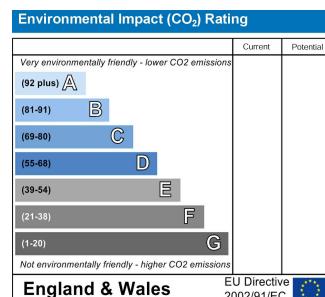
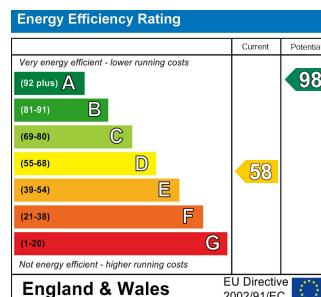
Total Floor Area 152 Sq m (1634 Sq ft)

© 2014 Estate Agents Unauthorised Reproduction Prohibited

HOW TO FIND THIS PROPERTY

From the Church Stretton office proceed down Sandford Avenue towards the traffic lights, turning right and proceeding along the A49. Continue through Little Stretton and Marshbrook. When approaching Felhampton take a right hand turn next to the red post box, and the property will be found at the end of the drive.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas 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

Council Tax Band:

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.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk