



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

Woodstock, Longhills Road, Church Stretton, SY6 6DS

£650,000 Region

To view this property please call us on **01743 236 800** Ref: C7354/GM/KQ

# An extremely well presented and neatly kept, four bedroom detached house.

This extremely well presented and neatly kept, four bedroom detached house has been much improved by the current owners to provide well planned and well proportioned accommodation throughout. The accommodation comprises; entrance hall, cloakroom, lounge, dining room, kitchen, family room, utility room, master bedroom with en suite shower room, three further double bedrooms and bathroom. Double garage and parking for two cars. Good sized and neatly kept gardens. The property benefits from PVCu double glazing and gas fired central heating.

The property is situated on one of the most sought after residential areas of Church Stretton, only a short distance from the National Trust Cardingmill Valley. The property boasts stunning views of the surrounding Stretton Hills and is also in a picturesque part of the town, as well as being convenient for all the local amenities, including a primary and secondary school, frequent bus and rail services, range of shops, cafe's and restaurants, co-op supermarket, doctors and dentists. The surrounding hills provide a wonderful opportunity for recreational pursuits, whilst the larger towns of Shrewsbury, Craven Arms and Ludlow are also easily accessible.



## INSIDE THE PROPERTY

### ENTRANCE HALL

Part glazed entrance door and side screens  
Built in store cupboard

### CLOAKROOM

Modern white suite comprising;  
Wash hand basin, wc

### DINING ROOM

10'0" x 12'2" (3.05m x 3.71m)

Wood flooring

Window to the rear overlooking the garden and with views towards the Stretton Hills

Opening to:

### LOUNGE

22'6" x 12'5" (6.85m x 3.78m)

Feature fireplace with beam over and open fire

Window to the front

Sliding doors leading to raised terraced area with a stunning outlook.

### KITCHEN

10'0" x 12'4" (3.05m x 3.77m)

Fitted with a range of matching wall and base units comprising of cupboards and drawers with granite worktops over and tiled splash

Range of integrated appliances including a Range cooker, dishwasher and fridge freezer

Central island

Window to the rear overlooking the garden

### UTILITY

10'0" x 8'10" (3.05m x 2.68m)

Fitted with a range of units

Space and plumbing for white goods

Window to the rear

Side access door

### FAMILY ROOM

12'2" x 11'0" (3.70m x 3.35m)

Window to the front

Door to entrance hall

STAIRCASE rises from the family room to the FIRST FLOOR LANDING with large built in airing cupboard, loft access to fully boarded roof space, window to the rear.

### MASTER BEDROOM

10'0" x 13'2" (3.05m x 4.01m)

Built in double wardrobes

Window to the rear with a pleasant outlook

### EN SUITE SHOWER ROOM

Modern suite comprising;

Tiled shower cubicle

Wash hand basin set to a vanity unit with cupboards beneath, wc

Velux window

Tiled walls and floor

Access to small loft storage

### BEDROOM 2

8'11" x 13'2" (2.73m x 4.01m)

Window to front

Built in wardrobe

### BEDROOM 3

12'2" x 12'4" (3.70m x 3.77m)

Window to the side with a pleasant outlook

Built in wardrobe

### BEDROOM 4

10'0" x 12'4" (3.05m x 3.77m)

Window to rear with a pleasant outlook

### BATHROOM

Modern white suite comprising;

Panelled bath

Tiled shower cubicle

Pedestal wash hand basin, wc

Part tiled walls

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door, concrete floor, power and lighting.

The property is approached over a private driveway providing parking for two cars and access to the garage. Paved patio providing access to the reception area.

There is a good sized and attractive REAR GARDEN boasting a stunning outlook of the surrounding Stretton hills. The garden is mainly laid to lawn with well stocked floral and shrubbery borders, gravelled seating area, raised terraced area and further patio area. The whole is enclosed by mature hedging and fencing. The Ashbrooke runs along the bottom of the garden.







## FLOOR PLANS ...

### Ground Floor

Approx. 1112.8 sq. feet



### First Floor

Approx. 759.6 sq. feet



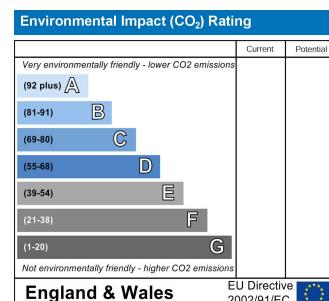
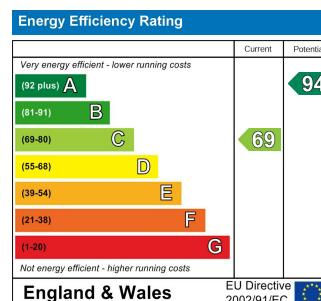
Total area: approx. 1872.4 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed along the High Street, turning left onto Burway Road. Turn right onto Longhills Road. Proceed for some distance and the property will be found on the right hand side.

# 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: F

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.

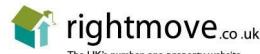
## IMPORTANT NOTICE

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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Shrewsbury SY1 1QJ  
Tel: 01743 236800

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



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