



The Pippins, Field House Drive, Shrewsbury, SY3 9HJ

Shrewsbury & Country House Sales

**MILLER  
EVANS**



The Pippins, Field House Drive, Shrewsbury,  
SY3 9HJ

Region £850,000

Freehold

- Impressive detached property offering versatile accommodation
- One bedroom Annex
- Master bedroom suite with dressing room and en suite bathroom with shower
- Four further bedrooms, one with en suite shower room and family bathroom
- Sitting room, cinema room and reception room
- Superb kitchen/family/dining room and conservatory
- Private residential drive. In and out access and double garage
- South facing gardens with wrap around terrace with bar and BBQ
- Pleasant and quiet village location
- No upward chain



This impressive, individually designed family home provides versatile accommodation with the benefit of a self-contained annex. The flexible accommodation has been carefully arranged over two floors and lends itself to both family and everyday living and larger scale entertaining.

The property offers generous and well balanced accommodation comprising; an impressive reception hall leading to a series of well proportioned reception rooms including a sitting room and games room. At the heart of the home lies a spacious family kitchen/dining room with access to the conservatory. The kitchen is fitted with a matching range of modern units with a built in appliances and large breakfast island. Beyond the reception hall is a fantastic sitting room with log burning stove and double doors to the garden. To the right of the reception hall is a potential Annex with large double bedroom, a shower room and a further bedroom/sitting room with kitchenette with private door to side of the property. On the first floor is a superb master bedroom suite with dressing room and en suite bathroom, bedroom two with en suite shower room and three further bedrooms and modern family bathroom.







#### GARDENS AND GROUNDS

The property is approached over an in and out gravelled driveway providing parking and access to the INTEGRAL DOUBLE GARAGE and electric car charging point. Front garden laid to lawn and is screened from the road by mature trees.

The enclosed rear garden enjoys a large raised wrap around terrace with bar and BBQ area offering a fantastic space for entertaining/alfresco dining. Steps lead down to a lawned area with a range of specimen trees and shrubs. Further lawned area to the side of the property.

#### SITUATION

The Pippins occupies a cul-de-sac position, set within a small enclave of properties in this desirable village close to excellent amenities including schools, village stores, church, and a frequent bus service to the nearby town centre. The Reabrook valley nature reserve is only minutes' walk away. Shrewsbury is a vibrant and characterful town with many individual and independent shops, fashionable bars, restaurants, and the Theatre Severn and the famous Quarry Park and Dingle Gardens.

#### ENTRANCE PORCH

#### RECEPTION HALL

#### CLOAKROOM

#### RECEPTION ROOM

12'11" x 11'10"

#### CINEMA ROOM

14'0" x 11'8"

#### SITTING ROOM

16'1" x 13'11"

#### KITCHEN / DINING ROOM

21'87" x 20'1"

#### UTILITY

10'10" x 5'4"

#### CONSERVATORY

15'9" x 14'10"

#### BEDROOM 3 / SITTING ROOM

15'8" x 15'1"

#### BEDROOM 4

13'5" x 12'11"

#### SHOWER ROOM

#### KITCHENETTE



STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1  
27'9" x 15'1"

DRESSING ROOM

EN SUITE BATHROOM

BEDROOM 2  
16'01" x 14'9"

EN SUITE SHOWER ROOM

BEDROOM 5  
12'10" x 7'8"

BEDROOM 6  
15'7" x 6'10"

BEDROOM 7  
8'2" x 6'11"

FAMILY BATHROOM

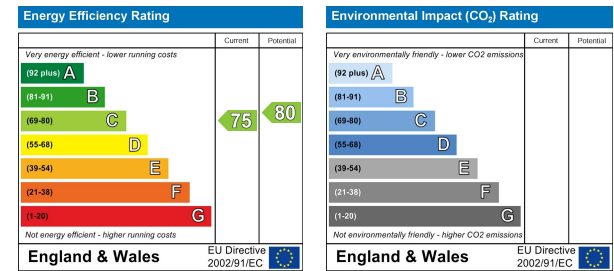
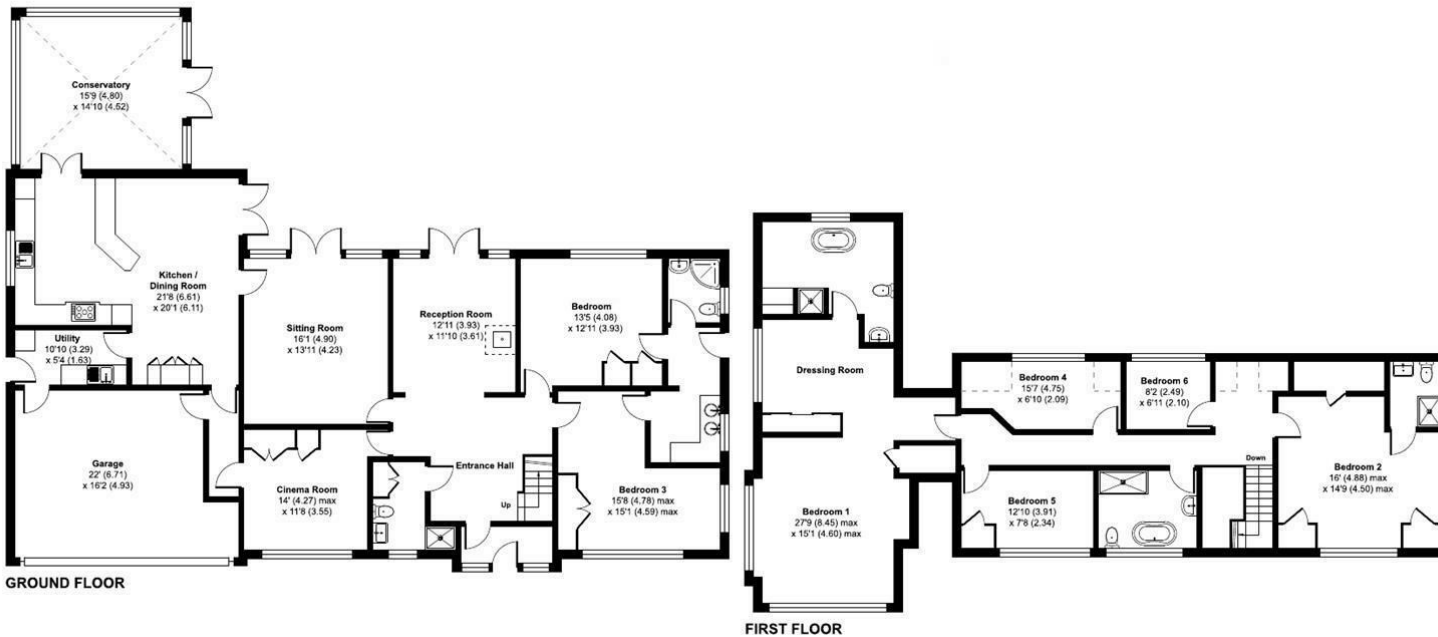
LARGE GARAGE  
22'0" x 16'2"



## HOW TO GET THERE

The property is best approached out of Shrewsbury along Roman Road. Turn right into Upper Road. Continue through the one-way system to the mini island and take the first exit into Vicarage Road, left into Church Road. Continue passing the Church on the left-hand side and after a further distance Field House Drive will be found on the right hand side, approached through a pillared entrance.

Approximate Area = 3346 sq ft / 310.8 sq m  
 Limited Use Area(s) = 67 sq ft / 6.2 sq m  
 Garage = 314 sq ft / 29.1 sq m  
 Total = 3727 sq ft / 346.1 sq m



## 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.

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.

## 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, drainage and natural gas are connected to the property.

Council Tax Band : F

## LOCAL AUTHORITIES

Shropshire Council

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
 Eagle House, 4 Barker Street,  
 Shrewsbury SY1 1QJ  
 Tel: 01743 236800

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



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