



Grove Cottage, Batch Valley, All Stretton, Church Stretton,  
SY6 6JR

Shrewsbury & Country House Sales

**MILLER  
EVANS**



Grove Cottage, Batch Valley, All Stretton,  
Church Stretton, SY6 6JR

**£750,000**

Freehold

- Beautifully presented detached family home
- Living room and snug with bay windows enjoying far reaching views
- Open-plan kitchen/family/dining room with bi-fold doors to the garden
- Master bedroom with dressing room and en suite shower room
- Additional bedroom with en suite shower room
- Three further bedrooms and family bathroom
- Beautifully landscaped gardens enjoying spectacular views
- Large detached garage and ample parking
- Desirable quiet location within easy reach of Church Stretton
- Surrounded by beautiful countryside offering a range of outdoor pursuits



Grove Cottage is a beautifully presented five bedroom detached family home that perfectly blends character, comfort and modern living. The accommodation briefly comprises; entrance hall, snug with bay window to the fore, living room with bay window to the fore, fantastic open-plan living space with dining room and family room/kitchen with central island unit and integrated appliances, bi-fold doors to the garden, utility room, cloakroom with wc and study. To the first floor is a master bedroom with dressing room and en suite shower room, additional bedroom with en suite shower room, three further bedrooms and family bathroom with separate shower cubicle. Well established beautifully landscaped gardens enjoying far reaching views. Large detached garage and ample parking.

Mains Water - Mains Drainage.

All Stretton is a desirable village set within the Shropshire Hills Area of Outstanding Natural Beauty. At the foot of the Longmynd, it offers a peaceful rural setting with excellent access to the nearby town of Church Stretton, which provides a range of shops, amenities and a railway station. The county town of Shrewsbury is also within easy reach. Surrounded by beautiful countryside, the village is ideal for walking and outdoor pursuits, making it a perfect choice for those seeking a balance of tranquillity and convenience.







#### ENTRANCE HALL

#### LIVING ROOM

16'6" x 11'10"

Bay window to the front

#### SNUG

15'2" x 11'10"

Bay window to the front

#### OPEN PLAN KITCHEN / FAMILY ROOM

23'0" x 14'7"

Range of matching wall and base units

Central island unit

Bi-fold doors to the garden and enjoying far reaching views

#### DINING AREA

10'7" x 12'0"

#### UTILITY

10'1" x 10'11"

Fitted with a range of base units and inset sink

Door to garden

#### CLOAKROOM

Wash hand basin, wc



#### STUDY

7'6" x 12'0"

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

#### BEDROOM 1

13'0" x 15'7"

Windows enjoying far reaching views.

#### DRESSING ROOM

8'4" x 10'11"

#### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

#### BEDROOM 2

13'9" x 12'4"

Window enjoying far reaching views

#### BEDROOM 3

7'11" x 12'3"

Window to front enjoying fantastic views

#### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc



**BEDROOM 4**  
8'5" x 13'7"

**BEDROOM 5**  
9'7" x 8'1"

**BATHROOM**  
Panelled bath  
Separate shower cubicle  
Wash hand basin, wc

**GARDENS AND GROUNDS**

The gardens at Grove Cottage are beautifully landscaped and well established, featuring a variety of mature plants that provide colour and interest throughout the seasons. They offer a lovely setting to enjoy the surrounding views and create a peaceful outdoor space.

In addition there is parking and a Large Detached Garage situated on a small plot of land across the road, providing practical and convenient off road parking.

## HOW TO GET THERE

When approaching from our Church Stretton office, proceed along Shrewsbury Road towards All Stretton. Before approaching the Yew Tree Inn, turn left (signed posted to the village hall). Follow the road for a short distance Grove Cottage will be found on the right hand side.



Total area: 2308 sq feet - Excluding Garage

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

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

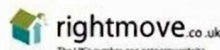
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : F

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

FIND OUR PROPERTIES ON:



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

South Shropshire Sales Office  
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Church Stretton SY6 6DA  
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