



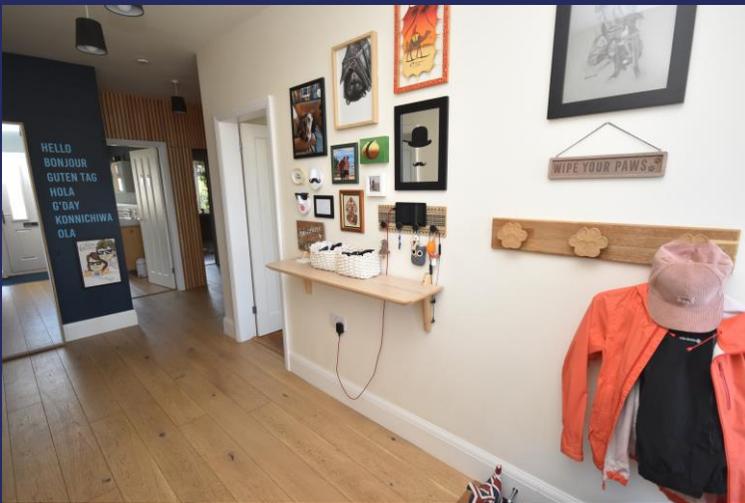
The Coppice, Tilstock Lane, Prees Heath, SY13 3JS

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Offers In Region Of £420,000



A stunning three bed detached bungalow, fully refurbished to an exceptional standard with great size gardens. With bespoke finishes, gated driveway, heated outbuilding, and serene, functional design throughout. **VIEWING RECOMMENDED.**

- Fabulous three bedroom detached bungalow
- Bespoke woodwork and high-quality finishes throughout
- Open-plan kitchen/family room with Clearview log burner
- Gated driveway with ample parking and generous gardens
- Master bedroom with en suite and dressing area
- Stylish family bathroom
- Lounge with bay window
- EPC D, Council Tax Band E



This truly beautiful three-bedroom detached bungalow has been thoughtfully transformed by the current owners over the past eight years, achieving an exceptional standard of finish throughout. Blending clever design with bespoke craftsmanship, the home exudes calm, functionality, and elegance at every turn. From the moment you step into the generous Entrance Hall, there is an immediate sense of space, light, and calm. The property flows effortlessly, with high-end finishes, bespoke woodwork, and unique design choices evident throughout. Every element—from the doors and bespoke woodwork to the layout and design—has been curated with care to create a cohesive and elegant interior. The bright and airy Lounge features a charming bay window, while the heart of the home lies in the impressive open-plan Kitchen/Family Room—complete with a central island and a Clearview log burner, perfect for modern living and entertaining. A separate Utility Room with a Belfast sink and a stylish Cloakroom add practicality to this thoughtfully laid-out home. There are three well-proportioned bedrooms, two with attractive bay windows and parquet flooring. The Master Suite boasts a dedicated dressing area and a sleek En Suite Shower Room, while the third bedroom is currently configured as a home office. A luxurious Family Bathroom, with high-end bespoke fittings, completes the interior.



Outside, the property is accessed via large timber gates with the good size driveway providing ample parking for several vehicles. The generous lawned gardens offer a wonderful sense of openness and privacy, ideal for family life or entertaining in the warmer months. A useful timber outbuilding, fully heated and finished to a high standard, provides the ultimate flexible space-perfect as a home office, gym, workshop, or creative studio. Beautifully landscaped with raised beds and a paved patio, the garden is both practical and spacious.

In summary, this outstanding home offers the perfect balance of stylish design, high-spec bespoke finishes, and comfortable everyday living.



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LOCATION

Situated less than a mile from the village of Tilstock, which provides primary school, church, bowling club and inn. Whitchurch is approximately 2 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

DIRECTIONS

From Whitchurch proceed on the A49 towards Shrewsbury, upon reaching the Prees Heath roundabout (at the end of the dual carriageway) turn back towards Whitchurch and then take the left hand turn towards Tilstock where the property can be found after a short distance on the left hand side just before the turning for Golf House Lane.

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

There is a restrictive covenant which prohibits any business from being run from the property.

AGENTS NOTE

We are advised that the owners of The Coppice do not have ownership of the land between the main road and gates (access to the property). We are advised that they have a prescriptive easement over the land in question. This will be confirmed by solicitors during the pre-contract enquiries.



LOUNGE
16' 4" x 11' 1" (4.98m x 3.38m)

KITCHEN/FAMILY ROOM
20' 4" x 18' 1" (6.2m x 5.51m)

BEDROOM ONE
17' 0" x 13' 2" (5.18m x 4.01m) max

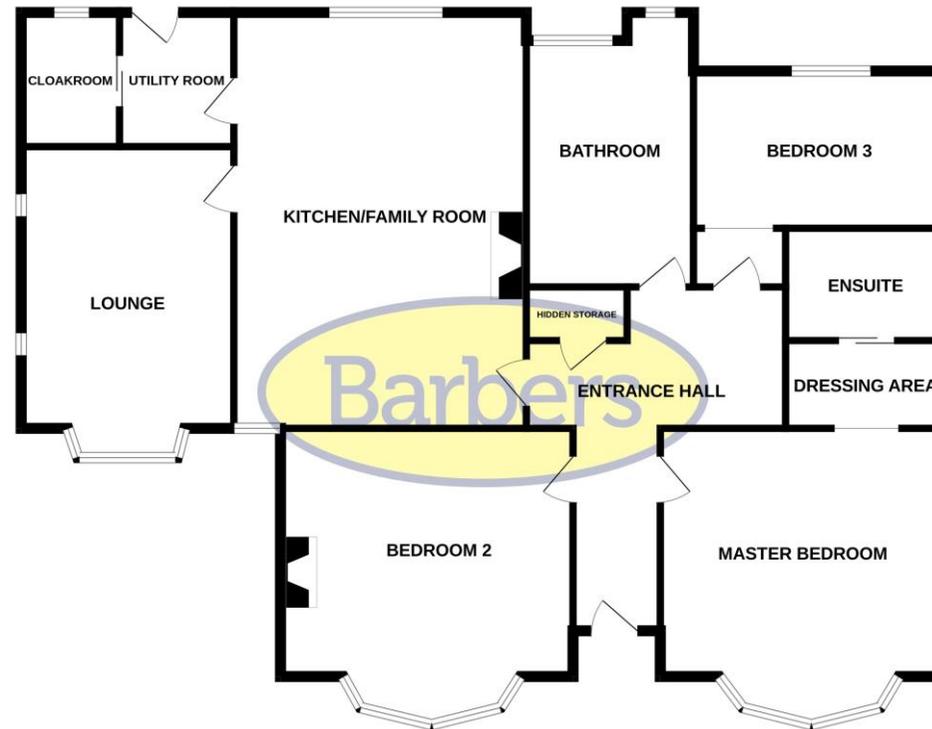
BEDROOM TWO
15' 7" x 13' 2" (4.75m x 4.01m)

BEDROOM THREE
12' 2" x 8' 7" (3.71m x 2.62m)

FAMILY BATHROOM
11' 0" x 8' 5" (3.35m x 2.57m)

TIMBER OUTBUILDING
18' 3" x 8' 5" (5.56m x 2.57m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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