



FOR SALE

FOR SALE BY PRIVATE TREATY

Price Guide: £595,000



2 Reception Rooms



4 Double Bedrooms



2 En-suites & 1 Family Bathroom

- **Last remaining of an exclusive small development**
- **Superb rural setting close to popular village**
- **High quality finish with building guarantee**
- **Spacious living room, study, cloaks/WC**
- **Well fitted open plan quality kitchen/diner & utility**
- **4 Double bedrooms, two en-suite & family bathroom**
- **Attached garage, ample parking and generous rear garden**
- **Superb country views across farmland to Roundton Hill**

GENERAL REMARKS

No. 2 Roundton Place is the last remaining unit on this small exclusive development of 4 similar detached, family sized homes. Developed by well respected local builders SWG Homes, this exceptional house provides the latest in modern living requirements with quality kitchen and bathroom fittings and appliances, spacious room sizes, excellent energy rating with air source heating, electric vehicle charging, Fibre Broadband (FTTP) and home networking points, engineered oak floors with ground floor, underfloor heating, wired security and CCTV, 5kw wood stove and attached garage with spacious forecourt and large level gardens to the rear.

All this comes with a 10 year building guarantee and some fantastic country views of the surrounding countryside including Roundton Hill.

SITUATION

The property is set at the top of Hall Bank, on the edge of the increasingly popular village of Churchstoke which boasts a primary school, village hall, church, two pubs and a large supermarket/petrol station. The larger towns of Shrewsbury, Welshpool and Newtown are within comfortable driving distance and provide a wider range of facilities and access to the rail and motorway network. The location has a fabulous mix of convenience and peaceful living with some of the most wonderful scenery on the doorstep with delightful views over the dramatic countryside.





THE HOUSE

Finished to a high standard, the house is approached over the new tarmac drive to a covered porch which welcomes you into the hallway with Cloaks/WC and door into the Attached Garage. A modern open plan Living Room/ Kitchen/Breakfast provides a Shaker style range of units with quartz worktops and several integrated appliances. The triple bi-fold doors let the outside space in and confirms this room as the hub of the home. A particularly generous Living Room area with a wood stove and two sets of French doors, overlooks the terrace, gardens and country views and is the ideal summer room. A well serviced Home Office/Study and a Utility, complete the ground floor, all finished in engineered oak.

A staircase rises to the First Floor with two principal Bedrooms which both benefit from super views over farmland up towards Roundton Hill. They also both have En-suite Shower Rooms and all four Bedrooms enjoy fitted wardrobe space and can access the four piece family bathroom suite.



OUTSIDE

Attached to the side is a spacious Single Garage with electric roller door and EV charging point and door into the house and rear gardens. To the front is a large tarmac drive and parking area with edging lawns and shrubs. To the rear is a generous level garden with grey natural stone slabs, creating a patio terrace along the length of the house with large lawned areas stretching away to the boundary fence, beyond which are open fields and views towards Roundton.



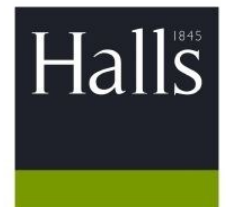
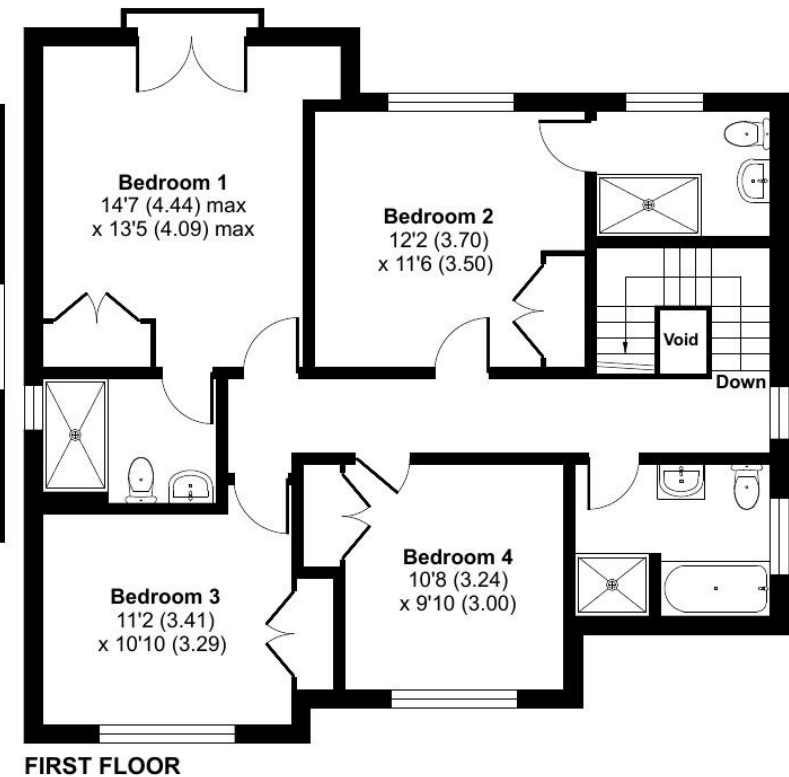
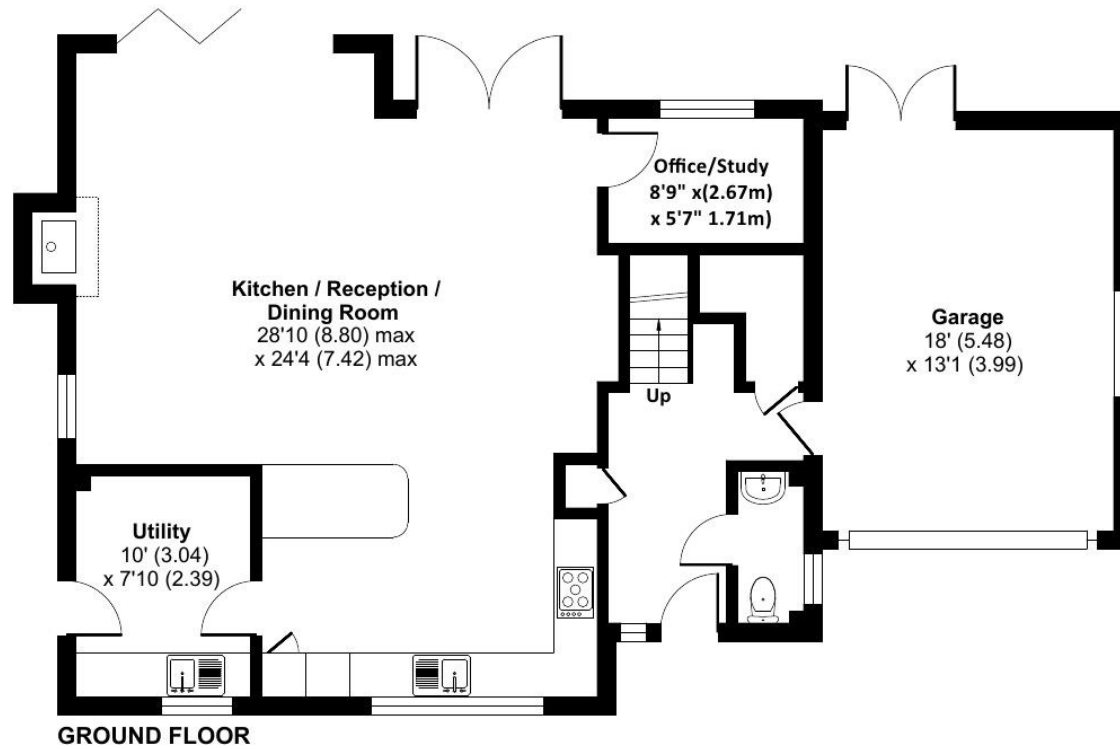


Approximate Area = 1735 sq ft / 161.1 sq m

Garage = 235 sq ft / 21.8 sq m

Total = 1970 sq ft / 182.9 sq m

For identification only - Not to scale



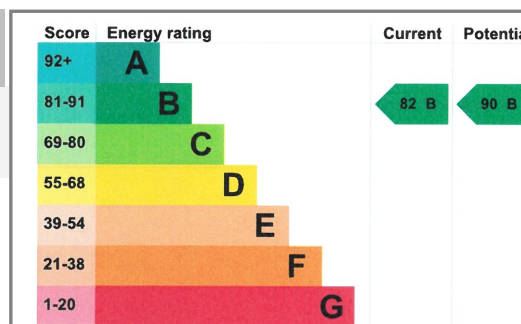
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SERVICES

Mains electricity, drainage and water. Air source heating, 5kw wood stove, high thermal insulation, EV charging point, fibre broadband, security alarm and CCTV, sprinkler system.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

COUNCIL TAX—To be assessed

TENURE—Freehold

DIRECTIONS

From Bishops Castle, proceed to Churchstoke and go past the Churchstoke shopping centre and at the bottom of the bank turn right onto Hall Bank signed for Priest Weston and Old Churchstoke. Continue for 1/2 a mile up to the top of the bank and the property is found on the right.

What3Words - extreme.stuff.dizziness.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

