

FOR SALE

Offers in the region of £549,995

4 Kynaston Place, Ellesmere, Shropshire, SY12 9BF

An impeccably presented modern four-bedroom detached property boasting thoughtfully designed and stylishly presented living accommodation alongside a detached double garage and landscaped gardens which offer elevated views across Ellesmere, enviably positioned within a prestigious edge of town development.



Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)



- Immaculately Presented Modern Property
- Stylishly Appointed
- Landscaped Gardens
- Elevated Views
- Double Garage
- Prestigious Development

DESCRIPTION

Halls are delighted with instructions to offer 4 Kynaston Place, Ellesmere, for sale by private treaty.

This house was the Showhome of this estate of just 12 properties, each built to a high luxury specification. Using 9 different styles and finishes, the variety in the properties gives charm and character to this unique development.

4 Kynaston Place is a recently constructed and thoughtfully designed four-bedroom property which has been meticulously maintained and improved by the current vendors to now provide nearly 1,700 sq ft of elegantly appointed living accommodation situated over two generously proportioned floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Office, open-plan Kitchen/Dining Room, Utility Room, and Cloakroom, together with four first-floor Bedrooms, the Master enjoying an En-Suite, and a family Bathroom.

To the front of the property is a double Garage with powered double-width front access door, pedestrian side door, and parking for two cars in front of the garage. The property is approached over a paved area which encompasses gravelled and floral beds, with a screened seating area to the rear of the garage.

To the rear are recently landscaped gardens which offer spectacular elevated views across the town and beyond, whilst providing a carefully crafted oasis in which to enjoy the calibre of the setting; with a paved sandstone patio area offering a wonderful spot for outdoor dining and entertaining which leads on to gravelled paths which wind between well-stocked floral beds and culminate at a covered seating area positioned beneath a pergola.

SITUATION

4 Kynaston Place is enviably positioned in an elevated position within a select and prestigious development situated on the perimeter of the lakeland town of Ellesmere, with the town's many amenities, which include Public Houses, Restaurants, Medical Facilities, and Supermarket, located within easy walking distance, and open countryside, as well as Ellesmere's famous Mere and the Shropshire canal network, close at hand and providing excellent opportunities for walking or cycling. The county centre of Shrewsbury sits around 30 minutes to the south and enjoys a comprehensive range of recreational and cultural attractions.

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SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, Moreton Hall, and Ellesmere College.

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the third exit and, shortly before the petrol station, turn right onto Watergate Street. At a sharp right hand bend on Watergate Street, turn left onto Birch Road, continuing for around 0.2 miles until a left hand turn leads gently uphill into the development, where the property is located on the left.

THE PROPERTY

The property provides principal access via a covered porch which opens into an airy Reception Hall where stairs, with a storage cupboard underneath, rise to the first floor. From the Reception Hall, double doors lead to a generously proportioned Living Room with a window onto the front elevation and double opening patio doors set into an extruding bay to the rear, giving access directly onto the gardens. The room also features a recessed Inglenook fireplace housing a wood burner, ideal for creating a cosy ambiance during darker months.



1 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



Also accessed off the Reception Hall is a useful utility room, a cloakroom and a ground floor office, perfect for those working from home but with scope for use as a family room or fifth guest bedroom. The Reception Hall culminates in a remarkable open-plan Kitchen/Dining room with bi-fold doors opening directly onto the patio area and giving views towards this Historic town. Two rear windows give views onto the garden. Porcelanosa Ceramic flooring is laid throughout the Reception area, including the cloakroom, utility and kitchen/dining room. The whole of the ground floor benefits from under floor heating.

Stairs rise to a galleried first floor landing giving access to four well proportioned bedrooms, a family bathroom and a recessed airing cupboard. All but Bedroom Three boast integrated wardrobe space. The Master Bedroom has a full height French style window opening onto a Juliette balcony together with a rear window, both of which overlook the garden and give extensive views over the town to the Welsh hills as do the windows on the landing and in the fourth bedroom.. The Master also benefits from an en suite shower room.

OUTSIDE

The rear gardens are a particularly notable feature of the property providing glimpses of the attractive views beyond. Recently landscaped and lovingly maintained by the current owners to provide an easily maintained but interesting space. Gravel paths meander between well stocked floral and herbaceous borders leading to a choice of seating areas suitable for al fresco dining or simply relaxing on the patio or beneath the wooden pergola.

To the front of the property are easily maintained gardens comprising gravelled bed intersected by paved walkways, alongside a screened seating area positioned behind the detached double Garage.

THE ACCOMMODATION COMPRISES

- Ground Floor-
Reception Hall:
Living Room: 6.61m x 3.59m
Kitchen/Dining Room; 5.05m x 4.03m
Utility Room: 1.98m x 1.81m
Office: 3.04mx 2.97m
Cloakroom:

- First Floor -

Master Bedroom: 5.21mx 4.09m
En-Suite:
Bedroom Two: 3.65m x 3.06m
Bedroom Three: 3.94mx 2.89m
Bedroom Four: 2.58m x 2.40m
Family Bathroom:

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'E' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

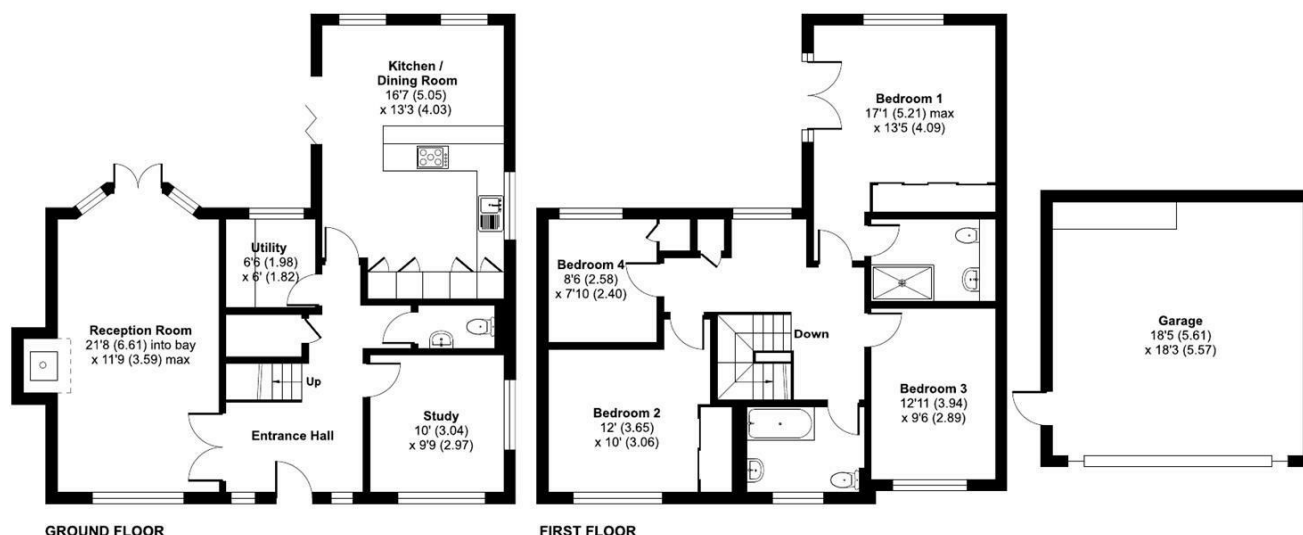
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, Sy12 0AW.

FOR SALE

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Approximate Area = 1673 sq ft / 155.4 sq m
Garage = 336 sq ft / 31.2 sq m
Total = 2009 sq ft / 186.6 sq m
For identification only - Not to scale

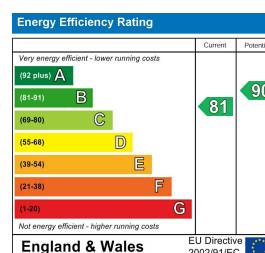


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1297752

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Sales

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