



KETTLERMERE HOUSE

ROBINS GROVE | WELSHAMPTON | SY12 0RB





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Ellesmere 3 miles | Whitchurch 9 miles | Oswestry 11 miles | Shrewsbury 17 miles
(all mileages are approximate)

AN IMMACULATELY PRESENTED MODERN FAMILY HOME
WITH EXCELLENT GARDENS & DOUBLE GARAGE

Over 1,900 sq ft
Generous Driveway & Double Garage
Wonderful Gardens Overlooking Open Countryside
Select Development of Prestigious Homes
Secluded Village Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Kettlemere House is an immaculately presented four/five Bedroom modern family home which has been lovingly maintained and improved by the current vendors to now offer over 1,900 sq ft of generously proportioned and impressively appointed living accommodation, all flexibly arranged across two generous floors.

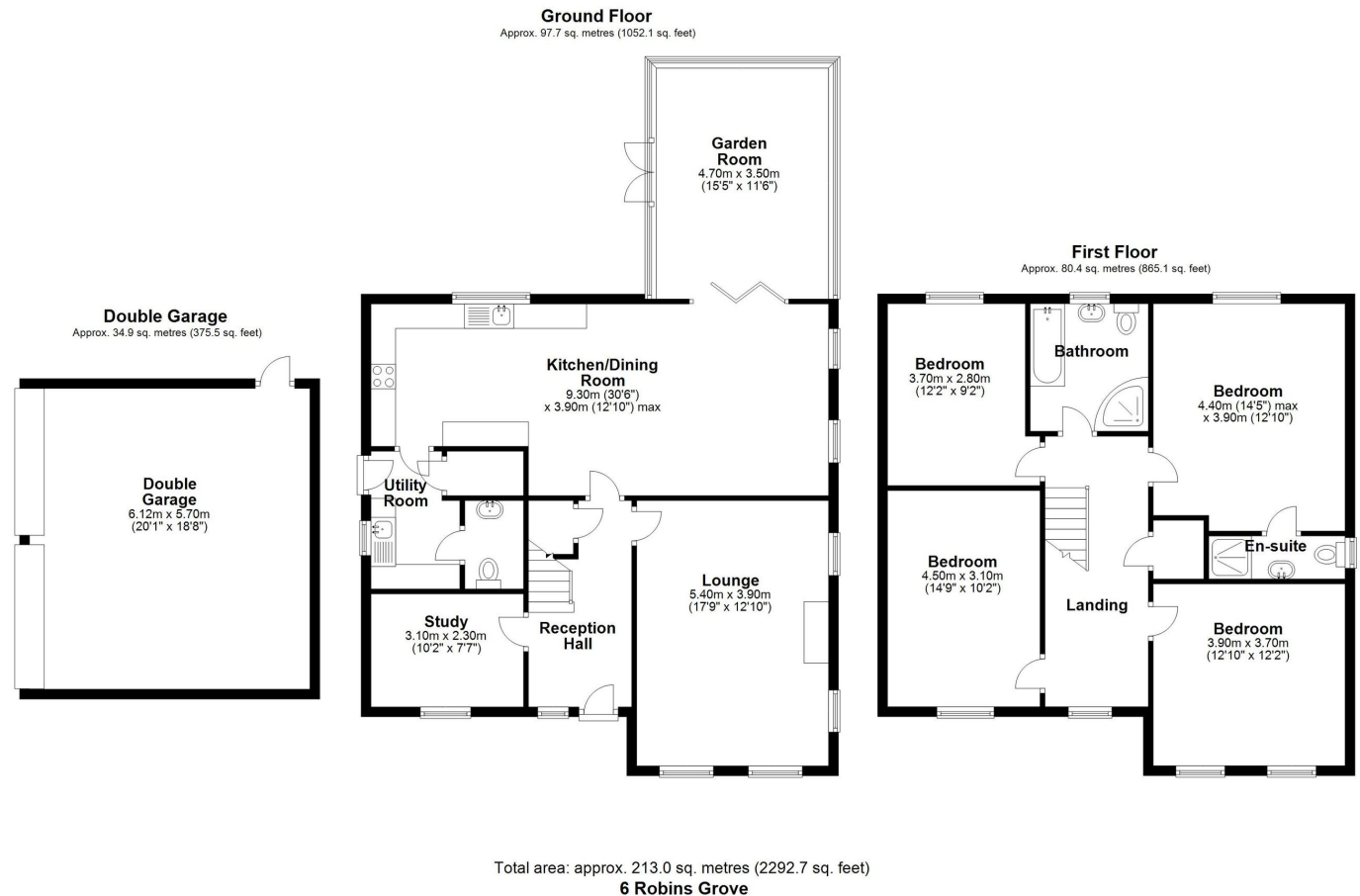
The property is enviably positioned within generous gardens extending to the front and rear, both of which have been meticulously landscaped to serve as a wonderful accompaniment to this impressive family home with, to the front, gates which open onto ample driveway parking for a number of vehicles, this leading on to a detached double garage and bordered by an expanse of lawn and floral beds. The rear gardens enjoy an open aspect over open countryside and boast further areas of lawn, established beds, and a delightful patio area.

THE PROPERTY

The property provides principal access from the south via a covered external Porch which opens into a Reception Hall, with porcelain flooring and a door which leads immediately to the right into a welcoming Lounge featuring dual aspect windows overlooking the gardens

Also accessed from the Reception Hall is a versatile ground floor Study, providing a perfect space for those working from home but with scope for use as a fifth/guest bedroom.

The rear of the ground floor is given over to a spectacular Kitchen/Dining Room, which runs the breadth of the property and serves as the heart of the home, whilst offering a particularly sociable space ideally suited to entertaining or more intimate family moments alike, with a modern fully-fitted kitchen positioned alongside an open space intended for seating and dining.



The Kitchen/Dining Room gracefully segues, through to a delightful Garden Room boasting triple aspect views across the manicured gardens and the undulating landscape which unfolds beyond, alongside doors which exit directly onto the patio area. Completing the ground floor accommodation is a useful Utility Room, accessed from the Kitchen and comprising doors which open into a Cloakroom, walk-in Pantry, and a secondary access door.

Stairs rise from the Reception Hall to a first floor landing comprising a recessed storage cupboard and a window offering views to the front, alongside doors which open into four well-proportioned Bedrooms, with Bedroom One enjoying an adjoining En-Suite Shower Room and elevated views to the rear. A well appointed family Bathroom comprising bath, shower cubicle, hand basin, and WC, serves the remainder of the Bedrooms.



OUTSIDE

The property is positioned at the culmination of a private road, where double gates open onto a substantial driveway providing ample space for a number of vehicles, this leading on to a detached Double Garage (approx. 6.00m x 5.70m) with electrically-operated front access door, pedestrian door to the side, and storage space in the rafters. The driveway is flanked by an area of shaped lawn and bordered by established beds containing a multitude of flowers and shrubs.

The rear gardens are a particularly notable feature of the property and boast far-reaching views across the open-countryside which unfolds beyond, with further areas of manicured lawn accompanied by an attractive paved patio area and well-stocked floral borders.

SITUATION

The property is situated within a select development of homes in the popular village of Welshampton, which enjoys range of amenities, including School, Public House, Village Hall, and Church. The village retains a convenient proximity to the nearby, lakeland town of Ellesmere which, along with an excellent range of countryside walks around The Mere and the canal network, provides a wider range of amenities, including Supermarket and Medical Facilities, with the county centre of Shrewsbury positioned and 30 minutes to the south.

SCHOOLING

The property is comfortably placed for access to a number of well-regarded state and private schools, including Welshampton C of E Primary School, Ellesmere Primary School, Lakelands Academy, Newtown C of E Primary (Outstanding), Criftins C of E Primary (Outstanding), The Maeolor School, Ellesmere College, Moreton Hall, and the Oswestry School.

DIRECTIONS

Leave Ellesmere to the south via the A495 in the direction of Shrewsbury, turning left shortly after The Mere to remain on this road. Proceed for around 1.8 miles until reaching the heart of Welshampton where a left hand turn, positioned just before The Sun Inn, leads into Robins Grove, where the property is situated at the culmination of the private road.

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TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

COUNCIL TAX

Band E

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury,

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

Heating is provided by an air source heat pump.



RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



