



FOR SALE

Offers In The Region Of £775,000

Wycherley Back Lane, Clive, Shrewsbury, Shropshire, SY4 3LA

An incredibly impressive and beautifully presented family home that has been in the same family for over 50 years that has been updated and remodelled to an incredibly high standard throughout.





- Immaculately presented throughout
- Private and idyllic setting
- Stunning countryside views
- Open plan kitchen/dining room
- Large landscape gardens
- Private drive with turning circle
- Potential for extension (s.t.p.)
- Sought after village location
- 0.82 acre site

DIRECTIONS

Proceed north along through Harmer Hill following signs to Wem. Continue to the next crossroads and turn right for Clive. Follow this lane under the railway bridge and bear left, in to the village and then turn right onto Back Lane. The property will be seen after a short distance on the right hand side.

SITUATION

Wycherley is located in the peaceful village of Clive, surrounded by breath-taking Shropshire countryside and just eight miles north of the bustling and historic country town of Shrewsbury. The village has a primary school, a medical practice, All Saints Church, village hall and club house, beauty salon, with a cricket club in nearby Grinshill. Shrewsbury offers an extensive range of shopping, leisure and social facilities.

The county is renowned for its schooling in both the state and private sectors including Shrewsbury School, Shrewsbury High School, Ellesmere College, Moreton Hall, Packwood and Prestfelde. The A5/M54/M6 are within easy reach giving access to Birmingham, Telford and the West Midlands conurbation. From Shrewsbury the A5 also provides quick access to mid and north Wales and links with the A53 to the Potteries and the A49 to Chester and Manchester. Rail services can be accessed at Yorton (under 1 mile) where there are services to Shrewsbury, Crewe, Manchester and Cardiff.



Wycherley Back Lane, Clive
Main House internal area 2,165 sq ft (201 sq m)
Garage & Store internal area 509 sq ft (47 sq m)
Garden Room internal area 68 sq ft (6 sq m)
Balcony external area = 77 sq ft (7 sq m)
Total internal area 2,742 sq ft (255 sq m)



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



DESCRIPTION

Wycherley dates back to the 1950's and has served as the much loved home of the family for nearly 50 years. The property has been thoughtfully updated throughout and now offers superb modern family living accommodation set over two floors.

The ground floor accommodation leads from a spacious reception hall featuring a contemporary floating staircase with a glass balustrade. At the heart of the house is a superb open plan kitchen and dining room providing a comfortable space for both everyday living and large scale entertaining, with two sets of French doors opening out to the garden. The kitchen is fitted with shaker style units under Silestone work surfaces and features a range of Neff appliances and central breakfast island. The L shaped double sitting room/living room has a contemporary electric fire and both sides of the room have double doors leading to the rear gardens. A scullery links the utility room with WC to the garden/sunroom, home office, garage and store room. There is a huge amount of scope to extend the property here above the garages and even incorporate the garages as accommodation in the main house. Subject to the necessary planning permissions

Upstairs there are four well-proportioned double bedrooms, all overlooking the rear gardens. The principal bedroom has its own dressing room and sliding doors opening onto a balcony. A family bathroom and a shower room service the bedrooms.

At the front of the house is a large sweeping driveway and turning circle, which provides ample parking and access to the integrated garage.

The delightful south-facing gardens are a particular feature of Wycherley, offering a blend of formal structure and classic parkland style grounds, which draw the eye to the open views. From the rear of the house, a paved terrace extends into a Mediterranean gravel garden with a number of raised beds and variety of specimen trees. Beyond a marvellous swathe of hydrangea "Limelight" a charming timber garden room enjoys a wonderful aspect over large borders stocked with a variety of herbaceous flowering plants.

The grounds and garden extend to around 0.82 acre overall.

ACCOMMODATION



GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains gas, electricity, water and drainage are understood to be connected. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com



FOR SALE

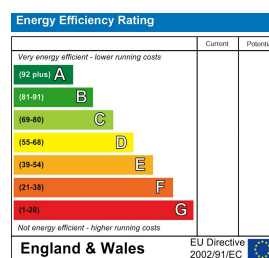
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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