



FOR SALE

Offers In The Region Of £695,000

Arbutus Haven Withington, Shrewsbury, SY4 4QB

A particularly impressive and deceptively spacious detached house, offering versatile and flexible accommodation, set with excellent outbuildings and lovely large gardens, in this highly sought after rural village.



MILEAGES: Shrewsbury 8.1 miles and Telford 9.2 miles. All distances are approximate.



- Highly sought after village
- Deceptively spacious
- Flexible living environment
- Beautiful large gardens
- Super range of outbuildings
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury take the A5064 to Atcham and then turn immediately left over the bridge signposted Uffington. Follow this road along the straight and then turn right to Upton Magna. Continue along through Upton Magna itself and proceed onto Withington. Proceed through the village and after reaching the pub on the right hand side take the next available left turn and the property will be identified set back after a short distance on the right hand side.

SITUATION

The property is attractively situated within the popular and thriving village of Withington which provides a church, village green, village hall and pub. At the neighbouring village of Upton Magna there is a further pub/restaurant, primary school and church. The surrounding area offers extensive unspoilt farmland served by a maze of country lanes, which will no doubt be attractive to keen walkers and cyclists. Withington is located approximately midway between the towns of Wellington and Shrewsbury, both providing a good range of amenities, particularly Shrewsbury with its excellent shopping centre. Slightly further on is Telford town centre. Commuters will find ready access to the M54 motorway linking to the M6.

DESCRIPTION

Arbutus Haven is a particularly spacious and highly desirable detached house originally built during the 1960s. The ground floor accommodation offers a flexible modern living environment which currently comprises: three reception rooms, a breakfast kitchen, spacious utility room and guest WC. To the first floor, there are four bedrooms, a wash room and family bathroom. Outside, there is a generous amount of driveway parking which leads to the integral garage. The gardens are a particular feature and are especially generous in size providing fantastic entertaining areas, beautiful flowing lawns and a variety of established shrubbery beds and borders. There are also a useful range of outbuildings including a large timber garden office/hobbies room, a brick and tile work shop and a lovely decked timber garden room. The property is set in all approximately 0.56 acre.

ACCOMMODATION

ENTRANCE PORCH

With tiled floor, panelled part glazed entrance door leading into:

ENTRANCE HALL

With staircase rising to first floor. Doors off and to:

GUEST WC

With low level WC, pedestal wash hand basin, part panelling to walls.

LIVING ROOM

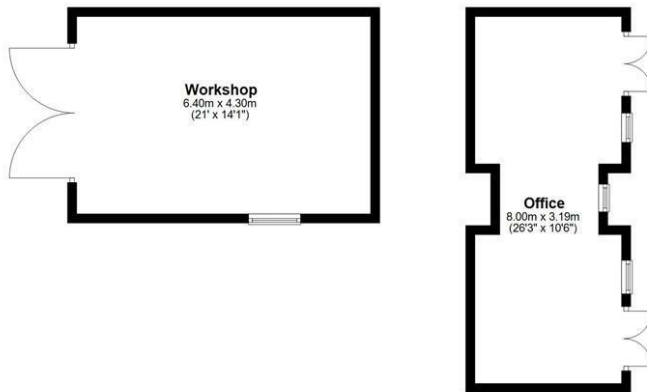
With attractive fireplace, tiled hearth housing an EFEL multi fuel burning stove. Oak mantle. Bow window to front. Sliding glazed patio doors providing beautiful aspect and access out to the rear gardens.

DINING ROOM

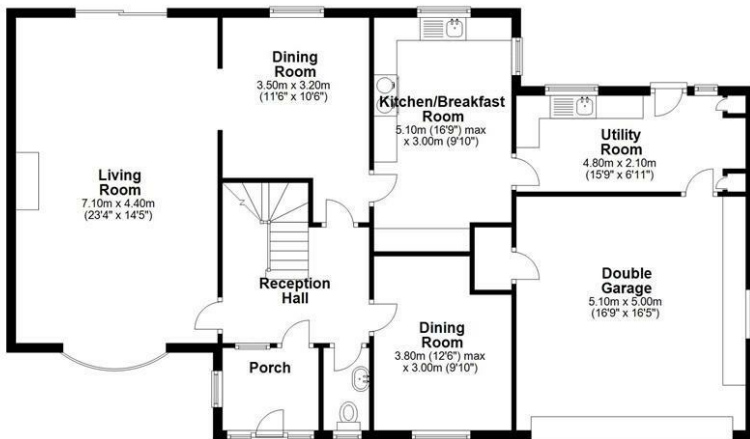
With lovely outlook over gardens.



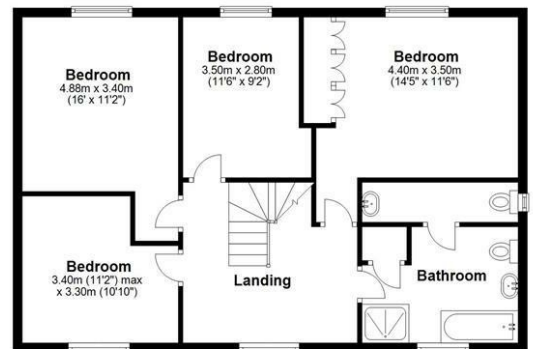
Outbuildings
Approx. 51.5 sq. metres (554.4 sq. feet)



Ground Floor
Approx. 125.8 sq. metres (1353.8 sq. feet)



First Floor
Approx. 77.6 sq. metres (835.6 sq. feet)



Total area: approx. 254.9 sq. metres (2743.8 sq. feet)
Arbutus House

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



1 Bath/Shower Room/s



BREAKFAST KITCHEN

Providing an attractive range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a ceramic sink unit and drainer with mixer tap over. Space and plumbing for dishwasher. Part tiled walls and tiled splash. SMEG range cooker (gas fired) with double oven, separate grill and warming drawer. Seven ring hob unit with fitted extractor hood. Breakfast bar eating area with oak top. Additional worktop with base level units above and below. Contemporary wall mounted radiator. Beautiful outlook over gardens.

UTILITY ROOM

With fitted worktop containing ceramic sink unit and drainer with mixer tap over. Base level storage cupboards. Space and plumbing for washing machine. Space for tumble dryer. Part tiled walls. Space and plumbing for American style fridge freezer. Additional tall built in storage cupboard. Part glazed access door to rear garden and door to garage.

FAMILY ROOM / STUDY

With built in dresser unit with fitted shelving.

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

With generous built in wardrobes with overhead storage cupboards. Picture window overlooking gardens. Door to Washroom.

BEDROOM 2

With lovely outlook over garden.

BEDROOM 3

With pleasant outlook.

BEDROOM 4

BATHROOM

With low level WC, pedestal wash hand basin and panelled bath. Generous shower cubicle with mains fed shower. Sliding splash screen and inset tiles. Access to loft space. Part panelling to walls. Built in airing cupboard housing the pressurised hot water cylinder. Door to:



WASH ROOM

With low level WC, pedestal wash hand basin, part panelling to walls.

OUTSIDE

The property is approached over a generous and sweeping tarmac driveway which provides parking for numerous vehicles, whilst also giving access to the integral garage and pedestrian access to the front and side of the property.

GARAGE

With electric remote controlled up and over entrance door. Power and light points. Wall mounted electric car charging point. Access to loft storage area over which houses the gas fired central heating boiler.

THE GARDENS

The property is set beautifully in its plot and offers attractively maintained lawns to the front which flank the driveway and contain established shrubbery beds and borders. The majority of the gardens are positioned to the rear and provide a pleasant south easterly facing aspect. Sitting adjacent to the garage is a gated path which extends to a raised section containing 2 greenhouses and gravelled areas for potted plants. This extends onto a crazy paved patio entertaining area which is a fantastic space, allowing for full appreciation of the delightful surroundings. From the patio, timber steps then rise to a decked terrace which in turn leads through to the impressive timber garden room.



Positioned next to the Garden Room is a brick and tile FORMER WHEEL WRIGHT SHOP which is currently utilised for garden STORAGE/WORKSHOP and benefits from power and light.

The majority of the gardens are then laid to beautifully manicured and maintained flowing lawns flanked with various pathways and herbaceous shrubbery beds and borders together with a number of different specimen and mature trees. The current owners have created a wild/nature section with useful composting area and timber and felt storage shed. Lovely nature pond with established surrounding plants. Further raised borders. Located two thirds of the way down the garden is the feature timber GARDEN OFFICE/HOBBIES ROOM with power, light and internet connection. Two pairs of glazed French doors. The room could be used for a multitude of purposes including those wishing to work from home, a home gym or an particular leisure/hobby.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. 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

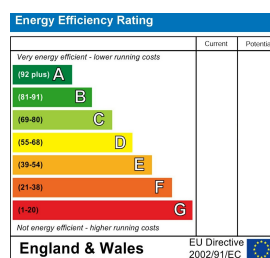
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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