



FOR SALE

Offers in the region of £700,000

Goring, Shorthill, Lea Cross, Shrewsbury, SY5 8JE

An immaculate and beautifully presented, spacious detached family home providing a fantastic flexible living environment, set with tandem garage and lovely gardens with far reaching views in this highly desirable rural location.



MILEAGES: Shrewsbury 6.1 miles and Telford 20.2 miles. ALL DISTANCES ARE APPROXIMATE.



- Beautiful rural location
- Immaculately presented
- Spacious and flexible living space
- Large driveway and tandem garage
- Lovely gardens
- Stunning views

DIRECTIONS

From Shrewsbury take the A488 west and carry on over the A5 bypass and through the village of Hanwood. Continue for approximately 1 mile and on arrival at Lea Cross, take the first left turning before the Indian restaurant signposted Shorthill and Arscott. Follow this lane for a short distance and the property will be identified on the right hand side.

SITUATION

The property occupies an attractive and sought after rural location providing lovely views over open farmland to both the front and rear. Local amenities can be found in the villages of Hanwood and Pontesbury which offer primary school, secondary schools, pubs, shop and post office. Further and more comprehensive amenities can be found in the country town of Shrewsbury which includes a fashionable range of shops, retail outlets and a rail service. Commuters will find easy road links available.

DESCRIPTION

Goring is a beautifully presented and attractively appointed detached house which has undergone a number of improvements by the current owners. The ground floor boasts three reception rooms together with a spacious breakfast kitchen, utility room and shower room. To the first floor there are five bedrooms, the principal of which benefits from an en-suite shower room and dressing room. The remaining bedrooms are served by the family bathroom and ground floor shower room. Outside a large gravelled driveway parking area with space for numerous vehicles gives access to the integral tandem garage. The gardens are predominantly laid to the rear and comprise raised patio entertaining areas, beautifully maintained lawns and well stocked shrubbery beds and borders. It should be noted that the rear gardens have a particularly lovely outlook over fields towards Pontesford Hill and beyond.

ACCOMMODATION

STORM PORCH

With Indian sandstone floor. Part glazed entrance door leading into:

RECEPTION HALL

With tiled floor. Part panelling to walls. Staircase to first floor. Built in under stair storage cupboard. Built in Boiler Cupboard housing the IDEAL gas fired central heating boiler.

LIVING ROOM

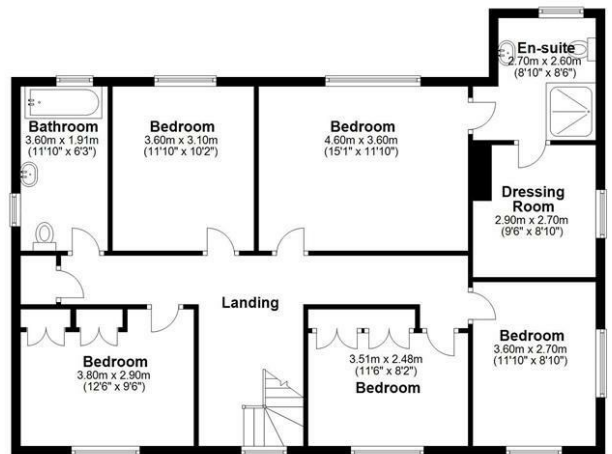
With feature fireplace. Tiled hearth housing log burning stove. Solid oak floor. Full length sliding patio doors leading out onto the rear terrace and gardens providing stunning views towards Pontesford Hill and Stiperstones. Reading area with extensive fitted shelving and ceiling downlighters.



Ground Floor
Approx. 149.5 sq. metres (1609.1 sq. feet)



First Floor
Approx. 102.2 sq. metres (1099.9 sq. feet)



Total area: approx. 251.7 sq. metres (2709.0 sq. feet)
Goring

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



5 Bedroom/s



3 Bath/Shower Room/s



DINING ROOM

With tiled floor. A useful range of base level soft close storage cupboards with granite top. Eye level glass fronted display cupboard. Panelled access door to Garage.

BREAKFAST KITCHEN

With tiled floor providing an extensive range of soft close eye and base level units comprising cupboards and drawers, with generous granite work surface area over and incorporating a one and a half bowl sink unit with inset granite drainer and mixer tap over. Two integral dishwashers. Integrated NEFF double oven and grill, integrated NEFF microwave. Integral NEFF warming drawer with storage drawer under. Space and plumbing for American style fridge freezer. NEFF 5 ring induction hob unit with extractor hood over and splash back. Granite upstands. Picture window with stunning far reaching views. Ceiling downlighters.

FAMILY ROOM

With ceiling downlighters and pleasant aspect over open fields to front.

UTILITY ROOM / LAUNDRY

With tiled floor and providing a generous range of eye and base level storage cupboards with extensive work surface area over. Stainless steel sink unit with mixer tap over. Space and plumbing for two washing machines. Space for tumble dryer. Part tiled walls and tiled splash. Ceiling downlighters. Lovely aspect to rear. Part glazed access door to rear garden.

SHOWER ROOM

With tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash. corner shower cubicle with mains fed shower, inset tiling and splash screen. Part panelling to walls. Ceiling downlighters. Wall mounted heated towel rail.



FIRST FLOOR LANDING

With ceiling downlighters. Window with lovely views over fields to front. Access to loft space. Built in airing cupboard housing the pressurised hot water cylinder.

PRINCIPAL BEDROOM

With picture window. With lovely far reaching views. Door to:

EN-SUITE SHOWER ROOM

With tiled floor. Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage drawers under and part tiled walls. Wall mounted touch lit digital mirror. Wall mounted heated towel rail. Generous shower cubicle with mains fed MIRA shower, inset tiling and splash screen. Door to:

DRESSING ROOM

With ceiling downlighters.

BEDROOM 2

With access to loft space. Dual aspect windows with attractive outlook.

BEDROOM 3

With an extensive range of built in wardrobes and overhead storage cupboards. Lovely views to front.

BEDROOM 4

With attractive aspect over rear gardens, adjoining farmland towards Pontesford Hill.

BEDROOM 5

With built in wardrobes. Views to front.

BATHROOM

With tiled floor. Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over. Fully tiled walls. Ceiling downlighters. Wall mounted heated towel rail. Touch lit mirror fronted bathroom cabinet. Shaving connection point.



OUTSIDE

The property is approached over a generous gravelled driveway which provides parking for numerous vehicles and may well be of interest to those with a motorhome/caravan. It also has an electric car charging point. The driveway gives vehicular access to the integral garage and pedestrian access to the front and side of the property.

TANDEM GARAGE

With up and over entrance door. Power and light points.

THE GARDENS

To the front the gardens offer raised easily maintained borders containing established shrubbery plants. A gated entrance leads onto a concrete path which extends down the side and to the rear. Immediately adjacent to the living room is a raised Indian sandstone sun terrace entertaining area allowing for full appreciation of the lovely aspect over the gardens, adjoining fields and hills in the distance. Steps then lead down to the spacious flowing lawns flanked by raised rockery beds containing a number of different shrubs, plants and specimen trees. Timber and felt storage shed. Open fronted BBQ area. External cold water tap.

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

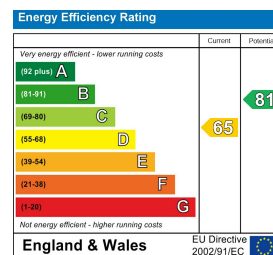
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
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