



THE GABLES

VICARAGE ROAD | MEOLE VILLAGE | SHREWSBURY | SY3 9EZ

Halls 1845

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Shrewsbury Town Centre 2.3 miles | Telford 16.1 miles | Birmingham 49.5 miles
(all mileages are approximate)

AN ELEGANT AND BEAUTIFULLY PRESENTED VICTORIAN RESIDENCE,
PROVIDING A DELIGHTFULLY APPOINTED AND
EXTENDED LIVING ENVIRONMENT, WITH STUNNING
WALLED GARDENS, IN A PROMINENT AND SOUGHT AFTER LOCALITY

Stunning family home
Impressively extended and enhanced accommodation
Period features and character
Driveway parking and garage
Beautiful south facing walled gardens
Convenient and popular village location



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge heading into Frankwell, taking the left turn onto Copthorne Road. Take the left turn onto Pengwern Road and continue to the next junction, turning right onto Porthill Road. Turn left at the roundabout onto Roman Road and continue along to the next roundabout heading straight over. Continue along Roman Road, past the large cemetery on the left hand side, taking the first available right turn into Upper Road. Proceed along Upper Road and follow the road around to the right and the property will be found on the left hand side, clearly identified by a Halls for sale board.

SITUATION

The Gables is conveniently situated in the most desirable area of Meole Village, which offers a selection of basic amenities including shops, a bus service and the Meole Brace Retail Park, which includes Sainsbury's and is easily accessible. The property is well placed for a number of schools, including Shrewsbury School, Shrewsbury High School (for girls) and Shrewsbury Sixth Form College. In addition, there are a number of well recognised and popular state schools. The historic town centre is beautifully preserved and also delivers a number of social and leisure facilities, together with a rail service. Commuters will be delighted to note there are excellent road links to the A5 and M54 motorway.

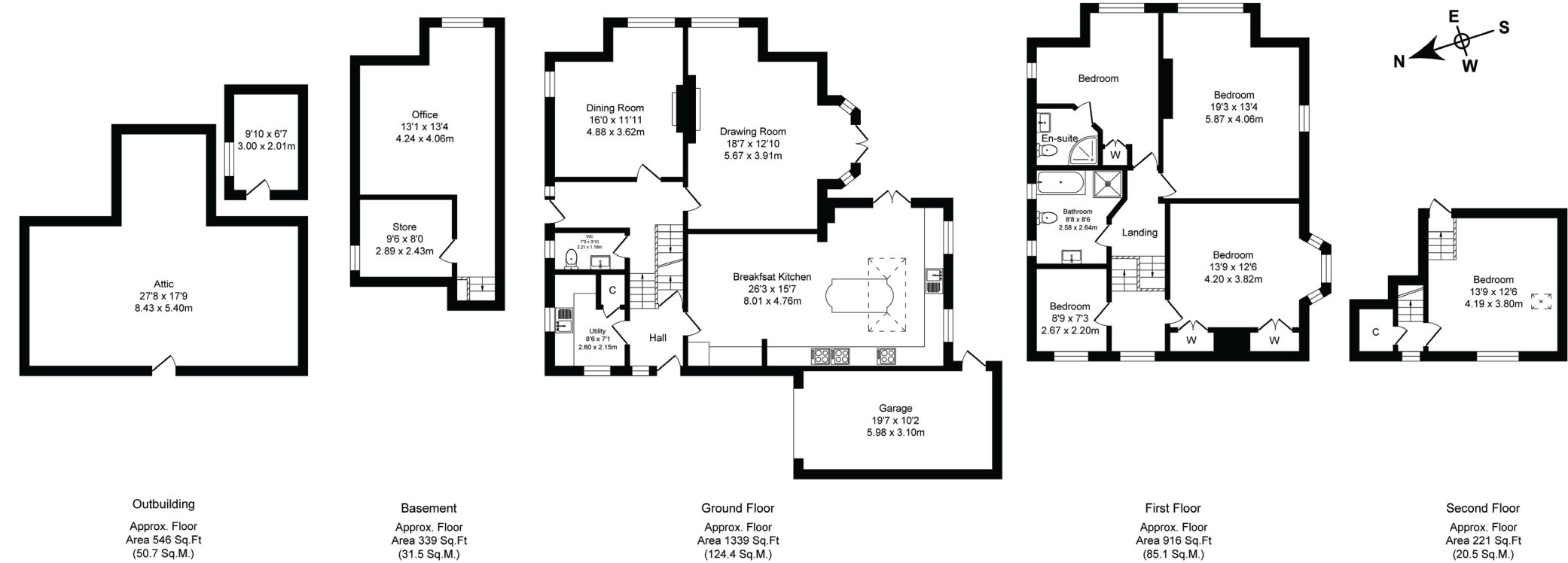


DESCRIPTION

The Gables is a truly exceptional detached Victorian residence, which boasts spacious and elegantly presented living accommodation, all of which has been completed to an exacting standard and now stands as an impressive period property, in a convenient and popular location. The property is positioned with generous and meticulously maintained walled gardens, which predominantly comprise, an Indian sandstone sun terrace, generous expanses of lawn interspersed with a number of maturing trees and well stocked shrubbery beds and borders.

The Gables, Vicarage Road, Meole Village, Shrewsbury
Total Approx. Floor Area 3361 Sq.ft. (312.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



THE PROPERTY

The Gables is an impressive Victorian residence, built in 1889 and originally used as a school for girls. The current owners have made a number of sympathetic and extensive enhancements to the property, whilst also extending the ground floor accommodation.

The property is laid out over four floors and finished to an exacting standard, whilst retaining a wealth of character features and offering an abundance of natural light. The property is principally accessed through twin glazed doors, which lead to the entrance porch and reception hall.

There are two striking reception rooms, both with dual aspect windows, overlooking the gardens. The breakfast kitchen has been extended and now affords a beautiful space, incorporating a Peter England fitted kitchen containing a number of Neff appliances, feature Lemon Ice granite worktops with a waterfall edge, which extend to the central island and breakfast bar.

From the kitchen, there are twin panelled glazed french doors leading onto the sun terrace and gardens. There is also a useful separate utility room and guest WC.

To the lower ground floor, is a superb home office with underfloor heating, which could be utilised for a number of different purposes and has a generous walk-in store/freezer room off. To the first floor, there are four bedrooms, one of which benefits from an en-suite shower room, again boasting underfloor heating, whilst the remaining are served by the beautifully appointed family bathroom, which contains a stylish suite and also benefits from underfloor heating. Steps then rise to the top floor, where an additional double bedroom can be found, and this room has stairs that rise to a generous loft store area.



OUTSIDE

The property has a generous blue brick driveway, with space for circa two vehicles and also provides access through to the spacious garaging, which has an electric entrance door.

GARDENS

The Gables is positioned within particularly notable walled gardens, and these have been beautifully maintained and improved by the current owners. Adjacent to the breakfast kitchen, is a feature Indian sandstone sun terrace, which is ideal for outdoor entertainment and Alfresco dining. A striking wisteria is positioned to the eastern Elevation of the property. Beautifully manicured lawns are flanked by a number of established and abundantly stocked shrubbery borders, containing a number of different specimen trees and plants, with are served by a timed irrigation system. The gardens are completely walled and enjoy a southerly facing aspect.



FIXTURES AND FITTINGS

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

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

SERVICES

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

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@halls.gb.com.



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.

