

**FOR SALE**

Offers in the region of £695,000

Crosstrees Clive, Shrewsbury, SY4 5PU

A truly individual and most imposing detached residence, offering attractively proportioned flexible living accommodation, set with double garage and stunning walled gardens together with both grazing land and woodland in this sought after village. In all approximately 10.9 Acres.



MILEAGES: Wem 3 Miles, Shrewsbury 8 Miles, Whitchurch 12 Miles, Telford 20 Miles. All mileages are approximate.



- Beautiful detached house
- Spacious and versatile rooms
- Scope to improve
- Stunning walled gardens
- Double garage and large parking area
- In all approx. 10.9 acres

DIRECTIONS

From Shrewsbury proceed north along the A528. Continue through Harmer Hill following signs to Wem. At the next set of crossroads take the right turn for Clive and proceed to the village. On arrival at the village continue until reaching the doctors' surgery on the left hand side and the private driveway to Crosstrees will be identified on the right.

SITUATION

The property is located at the end of a private driveway positioned on the fringe of the highly sought after and popular village of Clive. The village itself is one of the most desirable in North Shropshire and has a Primary School, Medical Practice, Village Hall, Church and a vibrant community run Hub. The property is within easy motoring distance of Wem (3 miles) and Shrewsbury (8 miles) both of which have an excellent range of local shopping, recreational and educational facilities. Shrewsbury, Wem and Whitchurch have main railway stations linked to Crewe, Manchester, Birmingham, North and South Wales with Yorton station 2 miles away. There are excellent road links providing easy access to Birmingham, Manchester, Chester and Liverpool.

DESCRIPTION

Crosstrees is an individual and highly impressive detached house believed to have been constructed during the 1960s. The property offers a fantastic flexible living environment with four reception rooms, a breakfast kitchen, conservatory, utility room and guest WC. To the first floor, there are five bedrooms - the principal of which has a dressing room and en-suite bathroom, whilst the remaining bedrooms are served by the family bathroom. The house itself offers excellent scope to improve areas, together with extensions, subject to necessary planning consents, if required. Outside, Crosstrees is approached off a long private driveway which leads to a large parking area, giving access to a gated drive and integral double garage. The main gardens are walled and beautifully established containing lawns, patio areas and wonderfully maintained herbaceous borders. The pasture land is split into two separate parcels positioned either side of the driveway, whilst there is an additional area of woodland. IN ALL APPROX 10.9 ACRES.

ACCOMMODATION

Pillared entrance with part glazed door leading into:

RECEPTION HALL

With staircase rising to first floor. Built in under stair storage cupboard.

DRAWING ROOM

With coved ceiling. Marble fireplace with ornamental surround and open grate. Bay window overlooking surrounding grounds. Arch to:

SITTING ROOM

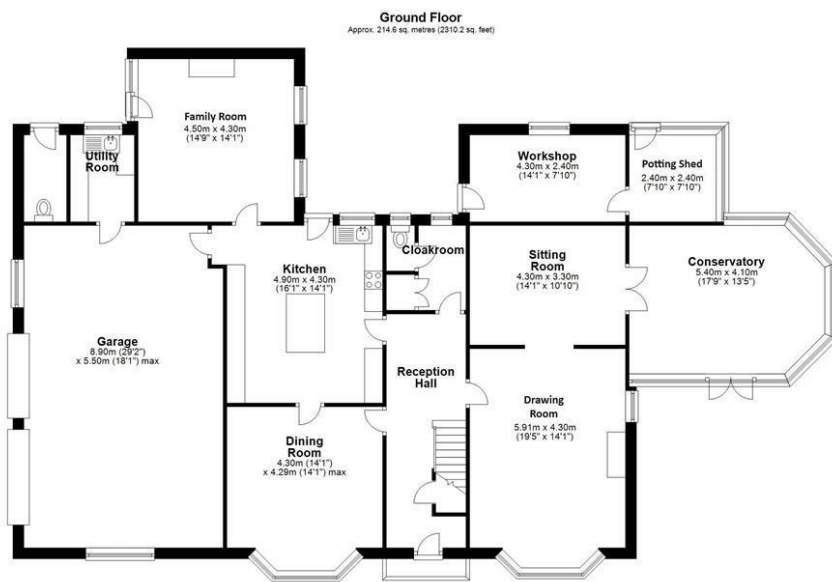
Coved ceiling. Twin glazed doors through to:

CONSERVATORY

With tiled floor. Wraparound timber double glazed windows and roof. Twin glazed doors leading out onto a delightful sun terrace with beautiful surrounding gardens.

BREAKFAST KITCHEN

With tiled floor. Providing a matching range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap over. Integral SIEMENS electric oven and grill. Space and plumbing for dishwasher. 4 ring DE-DIETRICH induction hob unit with COOK & LEWIS extractor over. Part tiled walls and tiled splash. Twin eye level display cupboards. Ceiling downlighters. Central island with base level cupboards and drawers. Space and plumbing for American style fridge freezer. Part glazed door to rear. Access door to garage.



Total area: approx. 345.6 sq. metres (3720.2 sq. feet)
Crosstrees

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.



4 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



DINING ROOM

With coved ceiling. Bay window overlooking gardens.

FAMILY ROOM

With ornamental fireplace. Fitted shelving and storage cupboards to recess. Glazed door to garden.

GUEST WC

With built in cloaks cupboard. Wash hand basin with tiled splash. Separate area with low level WC.

FIRST FLOOR LANDING

With access to loft room. Built in airing cupboard housing the insulated hot water cylinder with slatted shelving over.

PRINCIPAL BEDROOM

With wall mounted air conditioning unit. Bay window overlooking gardens. Archway through to:

DRESSING ROOM

With twin built in double wardrobes. Base level storage cupboards.

EN-SUITE BATHROOM

With tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and bath with feeder shower attachment. Fully tiled walls. Shaving connection point.

BEDROOM TWO

With a range of built in wardrobes. Dressing table with drawers under. Bay window. Sliding door to:

STORE ROOM

With access to eaves storage areas.

BEDROOM THREE

With a range of built in wardrobes. Attractive aspect over garden.

BEDROOM FOUR

With built in double wardrobe and dressing table with drawers under. Lovely outlook over established grounds.

BEDROOM FIVE

BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and jacuzzi style bath with feeder shower attachment. Corner shower cubicle. Part tiled walls.



OUTSIDE

The property is approached over a long private driveway which extends into a large parking area, whilst also giving access to a gated driveway leading to the integral double garage.

DOUBLE GARAGE

With remote controlled electric up and over entrance doors, power and light points. FIREBIRD oil fired central heating boiler. External cold water tap. Access door to property. Door to:

UTILITY

With tiled floor. Providing a range of eye and base level storage cupboards. Granite work surface area incorporating a FRANKE stainless steel sink unit with inset granite drainer and mixer tap over. Space and plumbing for washing machine. Tiled splash.

THE GARDENS

The property is beautifully set within its plot and offers attractively manicured and maintained lawns with abundantly stocked herbaceous borders containing a number of different specimen plants and trees. A pathway and the lawns then sweep round the property and sitting adjacent to the Conservatory is a flagged sun terrace and entertaining area with additional room for potted plants. The lawns lead round to the rear, where further deeply stocked and well designed borders can be found, together with a number of private seating areas. POTTING SHED with cold water tap. Useful WORKSHOP and GARDEN STORE. Directly to the rear is a useful patterned concrete area, which sits to the side of the kitchen, with archway leading through a kitchen garden which has a number of raised beds. Leading from the gardens a gate then extends into one of the paddocks which is currently laid to pasture. It should be noted that the formal gardens are entirely walled.

THE LAND

The property is set in approximately 10.9 acres which includes two sections of pasture (approx. 4.29 acres) together with a generous section of woodland (approx. 6.34 acres).

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**AGENTS NOTE**

Prospective purchasers should be aware that there are two pedestrian footpaths over the property:-

- 1) Walking from High Street extends south along the private driveway
- 2) Walking from High Street proceeds south easterly through an area of dense woodland and the field located to the south of the property. It should be noted that this path is no longer passable.

FIXTURES AND FITTINGS

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

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

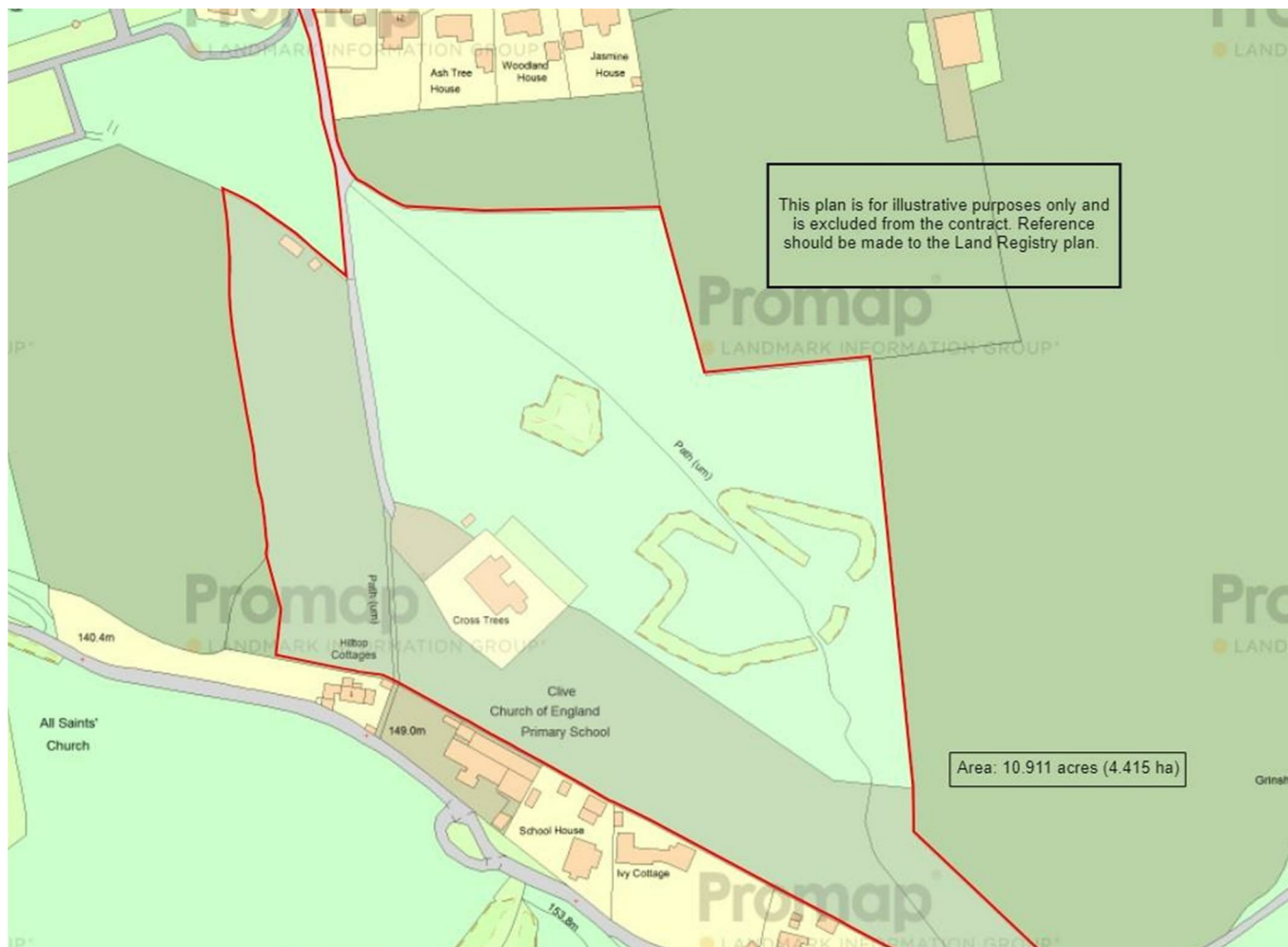
The property is currently showing as Council Tax Band G. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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

FOR SALE

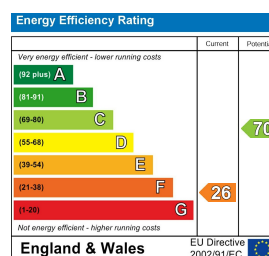
Crosstrees Clive, Shrewsbury, SY4 5PU



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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



Halls 1845

01743 236444

Shrewsbury Sales

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