

Halls<sup>1845</sup>



FOR SALE

Offers in the region of £625,000

The White House, 17 Aston Rogers, Westbury, Shrewsbury, SY5 9HQ

A beautiful detached country house, offering extended flexible accommodation, set with garaging and stunning large gardens with far reaching views in this most idyllic rural locality. Set in all approx. 0.78 acres.





MILEAGES: Shrewsbury 12 miles and Montgomery 10.4 miles. All distances are approximate.



- Stunning rural location
- Extended versatile living environment
- Large garage and Hobbies room/Office
- Glorious established large gardens
- Beautiful views
- Set in all approx. 0.78 acres

## DIRECTIONS

From Shrewsbury take the B4386 road west through the village of Yockleton and then onto Westbury. After leaving the village proceed about 2 miles and take a right turning signposted Aston Rogers. Proceed up the bank to the village and around the left hand bend. Continue to the edge of the village and the property will be seen last on the right and approximately 0.4 of a mile from the main road.

## SITUATION

The property occupies a most sought after country location, adjacent to open countryside whilst being on the fringe of the village and providing stunning views to the front extending over open farmland to Pontesford Hill and the Stiperstones. The area is well known for its scenic and unspoilt beauty and will no doubt appeal to walkers. Local facilities can be found at the village of Worthen about 2 miles away, which include a shop, church and primary school. Further afield, the county town of Shrewsbury is readily accessible and offers an excellent retail and commercial centre together with ample leisure facilities and a rail service. Commuters have access via the A5 north up to Oswestry with road links to Chester or alternatively east towards Telford and the M54 motorway.

## DESCRIPTION

Nestled in an idyllic rural setting, this beautiful detached country house offers a superb blend of character and modern comfort, perfect for those seeking a tranquil lifestyle with space and flexibility. The property boasts extended living accommodation, providing a versatile layout suitable for families, home-workers, or those looking for multi-generational living.

At the heart of the home is a breakfast kitchen, complete with an AGA and beautiful aspect over farmland and hills beyond. The cottage offers a flexible and versatile living environment with a choice of reception rooms, and benefits from both ground and first floor bathrooms, ensuring convenience throughout. The first floor is completed with four bedrooms.

Outside, the property is approached via a large driveway providing ample parking, along with garaging and an adjoining hobbies room or office, ideal for working from home or creative pursuits.

Set within stunning, expansive gardens, the grounds are a true highlight, featuring flowing lawns, patio terraces, productive vegetable beds, and glorious panoramic views stretching towards Pontesford Hill and the Stiperstones, a haven for nature lovers and those who appreciate outdoor living.

The White House provides a rare opportunity to acquire a characterful country home in a breath taking setting.

## ACCOMMODATION

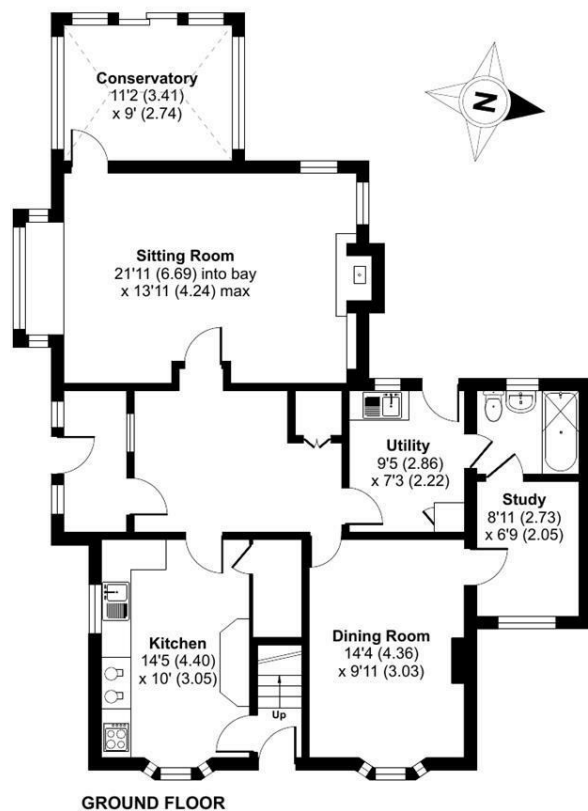
Panelled solid oak entrance door leads into-

## ENTRANCE PORCH

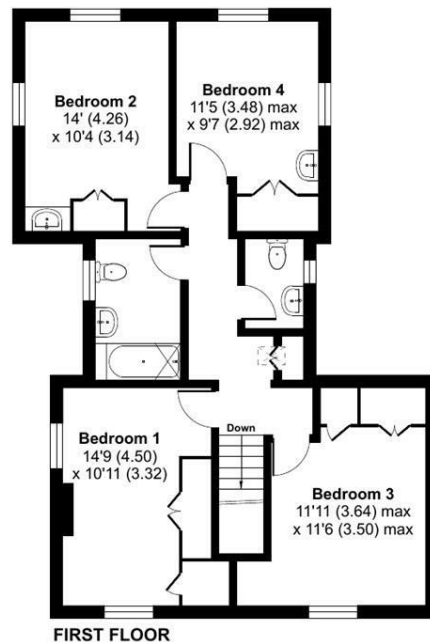
Tiled floor, oak framed windows with lovely aspect, part glazed aspect through to:-

## RECEPTION HALL

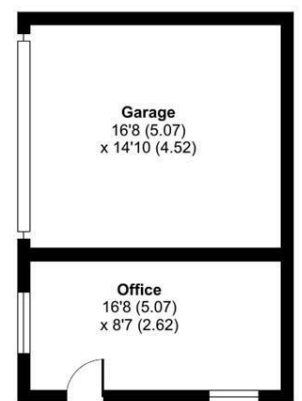
With tiled floor, built in cloaks cupboard.



GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING

Approximate Area = 1898 sq ft / 176.3 sq m  
Garage = 247 sq ft / 22.9 sq m  
Outbuilding = 143 sq ft / 13.2 sq m  
Total = 2288 sq ft / 212.4 sq m  
For identification only - Not to scale





3 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### **SITTING ROOM**

With beamed ceiling, brick and tile fireplace housing Clearview log burning stove. Bay window with lovely aspect over fields and hills beyond. Glazed door to:-

#### **CONSERVATORY**

With tiled floor, wraparound UPVC double glazed windows and polycarbonate roof, overhead fan and light, radiator, sliding patio doors to gardens.

#### **BREAKFAST KITCHEN**

Beamed ceiling, tiled floor, providing a range of oak faced eye and base level units comprising cupboards and drawers with generous worksurface area over and incorporating a stainless steel sink unit and drainer with mixer tap, space and plumbing for dishwasher, space and connection for electric cooker, space for fridge freezer, twin oven Aga with double hotplate. Walk-in larder. Dual aspect windows, with beautiful far reaching views towards Pontesford Hill and Stiperstones.

#### **REAR HALL**

Tiled floor, staircase to first floor, panelled part glazed access door and door to:-

#### **DINING ROOM**

With attractive period cast iron fireplace with inset tiled surround, slate hearth, quarry tiled floor, bay window with lovely aspect to front.

#### **STUDY/BEDROOM FIVE**

With oak boarded flooring, beautiful aspect to front over gardens and countryside beyond. Door to:-

#### **BATHROOM**

Tiled floor and a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, majority tiled walls and door to:-

#### **UTILITY ROOM**

Tiled floor, eye and base level cupboards, stainless steel sink unit and drainer, space and plumbing for washing machine, part tiled walls, space for tall freezer, Mistral oil fired central heating boiler. Panelled part glazed door to rear garden.



#### **FIRST FLOOR LANDING**

With roof light, built in book shelving and storage cupboard. Access to roof space, door off and to:-

#### **BEDROOM ONE**

With beamed ceiling, extensive range of built in wardrobes and storage cupboards, dual aspect windows with far reaching views.

#### **BEDROOM TWO**

With built in wardrobes, beamed ceiling, lovely aspect.

#### **BEDROOM THREE**

With built in double wardrobe, wash hand basin set in vanity unit with storage cupboards under, dual aspect windows.

#### **BEDROOM FOUR**

Built in double wardrobes, wash hand basin set in vanity unit with storage cupboard under, tiled splash, dual aspect windows with attractive views over gardens.

#### **BATHROOM**

With oak boarded flooring and providing a white suite comprising pedestal wash hand basin and panelled bath, part tiled walls and tiled splash, ceiling downlighters, heated towel rail.

#### **SEPERATE WC**

Oak boarded flooring and a suite comprising low level WC, pedestal wash hand basin with tiled splash.

#### **OUTSIDE**

The property is approached through twin timber entrance gates, which lead onto a generous brick paved driveway which provides ample parking for numerous vehicles, whilst giving pedestrian access to the front and side of the property. Adjacent to the driveway is a large garage.

#### **GARAGE**

With metal up and over entrance door, power and light points.

#### **HOBBIES ROOM/OFFICE**

With stable style door, tiled floor, power and light points. Access to roof space.



### THE GARDENS

The property is beautifully positioned within established extensive and beautifully maintained gardens. Immediately adjacent to the rear of the property are flagged patio entertaining areas with a number of raised and abundantly stocked shrubbery beds and borders. Steps then rise to large wraparound flowing lawns, containing further herbaceous borders and an interesting variety of specimen trees, including Magnolia, Apple, Pear, Winter Flowering Cherry, Silver Birch, Larch and many more. To the top section of garden is a useful timber framed and netted growing area.

Lawns then extend to a Copper Beech hedge leading to a superb vegetable garden containing a number of raised beds with neat pathways. Useful composting and storage area. Two timber and felt storage sheds. Patio areas have been carefully designed to allow full appreciation of the surrounding gardens and glorious far reaching views.

### GENERAL REMARKS

#### FIXTURES AND FITTINGS

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

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

### SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating boiler. None of these services have been tested.

### COUNCIL TAX

The property is in Council Tax band 'F' on the Shropshire Council Register.

### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



FOR SALE

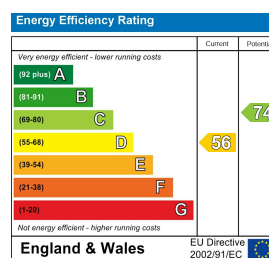
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@halls.gb.com



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