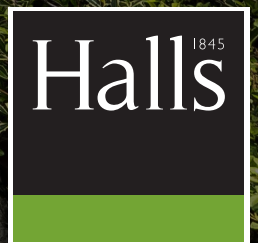




# RED OAK HOUSE

HAZLER ROAD | CHURCH STRETTON | SY6 7AQ





# RED OAK HOUSE

HAZLER ROAD | CHURCH STRETTON | SY6 7AQ

Shrewsbury 13.8 miles | Ludlow 15.4 miles | Telford 25.9 miles

(all mileages are approximate)

AN OUTSTANDING ARCHITECT DESIGNED DETACHED FAMILY HOME,  
OFFERING SPACIOUS AND BEAUTIFULLY APPOINTED VERSATILE  
ACCOMMODATION OVER THREE FLOORS, SET WITH DOUBLE GARAGE  
AND BEAUTIFUL GARDENS WITH VIEWS IN  
A MOST SOUGHT AFTER LOCALITY.

Individual architect designed detached residence  
Spacious and flexible accommodation laid out over 3 floors  
Built to an exacting standard and excellent specification  
Gated entrance with large driveway and double garage  
Beautiful large, landscaped gardens with lovely views  
Much sought after and convenient location



**Shrewsbury Office**

2 Barker Street, Shrewsbury,  
Shropshire, SY1 1QJ

**T:** 01743 236444

**E:** shrewsbury@halls.gb.com

Viewing is strictly by appointment with the selling agents



## DIRECTIONS

Approaching from Shrewsbury on the A49 southbound. Upon reaching the traffic lights at the crossroads in Church Stretton, turn left onto Sandford Avenue and then proceed along taking the right turn into Hazler Road. After a short distance the property will be seen on the left-hand side.

## SITUATION

The house is situated along a prestigious residential road close to the centre of Church Stretton with views of the surrounding Shropshire Hills, an Area of Outstanding Natural Beauty with glorious hill walking opportunities on the doorstep. The town offers an extensive range of amenities including restaurants, leisure facilities, a library, doctors/dental surgeries, primary and secondary schools and other high street shops. There are rail links to Manchester, Birmingham and Cardiff. The A49 provides access to Ludlow and Hereford to the south and Shrewsbury to the north leading to the M54 motorway.





## DESCRIPTION

Built in 2010 to an exacting standard, this outstanding detached home offers three floors of beautifully appointed accommodation, ideal for both family and multigenerational living. With bespoke oak joinery throughout, underfloor heating on each level, and a wealth of thoughtfully designed spaces, this is a truly special property.

The ground floor presents an impressive drawing/family room — a perfect setting for entertaining, featuring French doors opening directly onto the rear gardens. A practical utility room, guest bedroom, modern shower room, and a versatile study/office/fifth bedroom complete this floor.

At the heart of the home, a striking central oak staircase leads to the first floor, which boasts a spacious sitting room, formal dining room, and a stunning bespoke garden room. The breakfast kitchen is a showpiece in its own right, fitted with a central island, granite worktops, and an extensive range of high-specification Miele integrated appliances. Doors lead off from the kitchen to an external balcony seating area, which allows for full appreciation of this lovely setting.

The top floor offers three generous bedrooms. The principal suite is a fantastic size and enjoys built-in wardrobes and a luxurious en-suite shower room, while the two additional bedrooms both with fitted wardrobes share a stylish Jack and Jill en-suite. A further family bathroom is also located on this floor. Many rooms benefit from far-reaching views of the surrounding landscape.

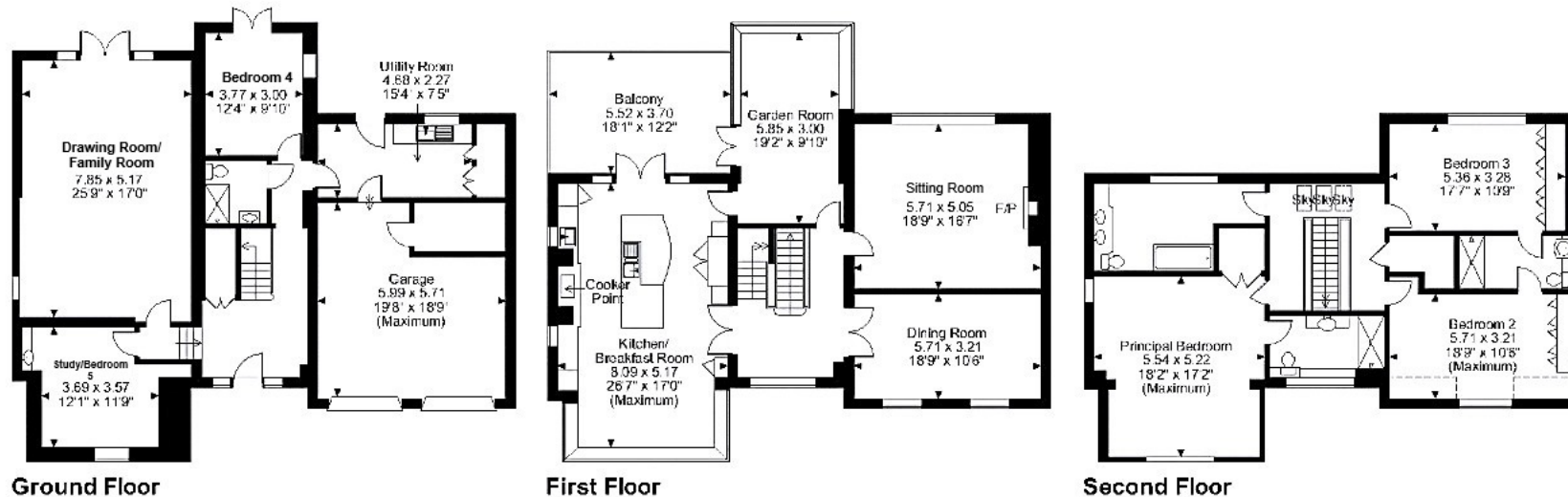
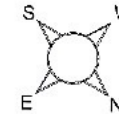
### Red Oak House, Hazler Road, Church Stretton

Main House internal area 3,632 sq ft (338 sq m)

Garage internal area 368 sq ft (34 sq m)

Balcony external area = 220 sq ft (20 sq m)

Total internal area 4,000 sq ft (372 sq m)



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8496843/WFF







## OUTSIDE

Outside, the property is accessed via a gated entrance, leading to a large, paved driveway and integral double garage. Adjacent to the rear of the property is a superb sun terrace, ideal for parties and Alfresco dining, an additional carefully designed terrace is perfectly placed to catch the morning sun. The expansive gardens are beautifully landscaped, featuring manicured lawns, meandering pathways extend between well-stocked shrubbery borders, a variety of mature trees, and a natural stream — all set against a backdrop of glorious countryside views.

This remarkable home combines refined elegance with modern convenience, making it a rare opportunity in today's market.





## GENERAL REMARKS

## FIXTURES & 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.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

## COUNCIL TAX

Council Tax Band: G - Shropshire Council

## VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ.

Tel: 01743 236444.

Email: shrewsbury@hallsgb.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.



