



MAYFIELD

LONGDEN COMMON LANE | LONGDEN COMMON | SHREWSBURY | SY5 8AQ





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Shrewsbury 7.1 miles | Telford 20.7 miles
(all mileages are approximate)

AN IMPRESSIVE AND INDIVIDUALLY DESIGNED HOME OF APPROX 2,400
SQ FT, WITH FANTASTIC LIVING ACCOMMODATION, NO ONWARD
CHAIN AND SITUATED IN AN INCREDIBLY POPULAR AND IDYLIC
LOCATION.

NO ONWARD CHAIN

Open plan living

Ground floor bedroom and bathroom

Impressive principal bedroom suite

Popular location with lovely countryside views



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the Londgen road and continue past the Priory, Meole Brace school and the Nuffield Hospital. Proceed through the villages of Hook-a-Gate and Annscroft and go straight through the village of Longden. Proceed for approximately 3 miles and on entering Longden Common take the left turn down Longden Common Lane. Proceed down the lane and Mayfield will be found on the right hand side.

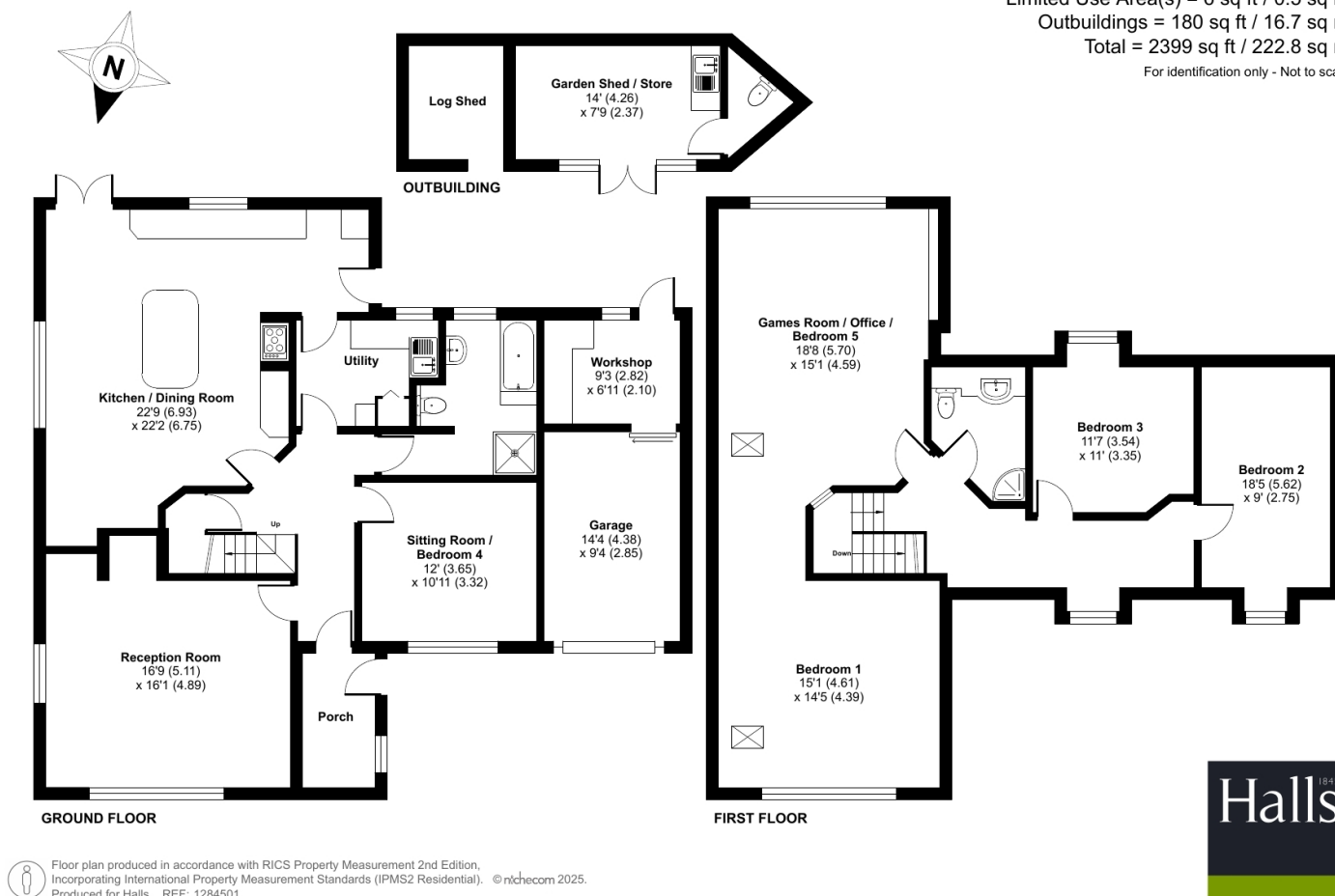
SITUATION

Mayfield is situated within the charming hamlet of Longden Common, nestled in the rolling Shropshire countryside. Nearby Longden offers amenities including a general store, public house, village hall, private tennis club and Primary School. The nearby county town of Shrewsbury is renowned for its bespoke shops, wide range of restaurants and cafes, along with leisure and recreational facilities. Commuters will find ready access to the A5 Shrewsbury by-pass with links to the M54 motorway and thereon to Telford and the M6 motorway.

Schooling in the area is excellent within both the state and private sectors including the much sought after Longden CE Primary School and Nursery, Prestfelde, Packwood, Priory School, Shrewsbury High School, Shrewsbury School, along with a well reputed nursery in Hook a-gate. Road links in the area are good via the A5 and M54. There is a rail network from Shrewsbury connecting to London.

PROPERTY

Mayfield is a beautifully presented detached home offering wonderful accommodation of approx. 2,400 sq ft including a high quality specification throughout. The property is positioned in a lovely rural locality and benefits from sitting on a private plot with south west facing garden and lovely views. There is a driveway leading to the garage with integral workshop and large garden room to the rear. The property has great open plan flowing entertaining space whilst offering the flexibility of having a downstairs bedroom with large



family bathroom/wet room.

The downstairs benefits from underfloor heating throughout the kitchen, utility and family bathroom. The kitchen/dining/family room is the hub of the house and has a central breakfast/prep island (plumbing is situated here should you want to add a sink). There are a range of wall and floor units, space for a Rangemaster style cooker with extractor above, space for an American style fridge freezer, a

dishwasher and a granite steel sink. French doors from the family area leads to the rear patio and gardens beyond. There is a utility room located off the kitchen and also a rear entrance. Within the utility room there is a double sided cupboard that opens in the downstairs family bathroom perfect for towel storage etc. Flowing from the reception hall there are two further reception rooms, one that it located at the front of the house and is currently used a sitting room but could quite easily be bedroom 4 and the main



reception room that has an open feature fireplace where a double sided log burner can be found opening also to the kitchen.

A bespoke oak staircase from the reception hall leads to the first floor where there is the spectacular principal bedroom with ceiling to floor gable windows offering spectacular views of the local countryside. To get to the principal bedroom you walk through a large room again with ceiling to floor gable window offering wonderful countryside views, this room is currently set up as a games room and office. This room could be separated and made into bedroom 5 with a stud wall. There are 2 further double bedrooms and a family shower room with underfloor heating on the first floor.



OUTSIDE

The property is approached over a block paved private driveway leading to the garage with an electric roller shutter door and offering plenty of space for parking several vehicles. To the rear of the garage there is small workshop that can be accessed from the rear patio.

To the rear of the property there is a very useful garden shed great for storage or could be used as a gym and it has a connected log store.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



