



The Garden House, Shrewsbury, Shropshire SY2



The Garden House, 38a London Road, Shrewsbury SY2 6NX

A beautifully designed, contemporary property situated within private grounds in a popular residential area.

Summary of accommodation

Ground Floor

Entrance | Open plan living/dining/kitchen space | Utility room

Principal bedroom with en suite shower room and walk in wardrobe

Two further double bedrooms | Family bathroom

Grounds

30 metre private driveway | South-east facing gardens | Garden stores

Log store

Distances

Shrewsbury town centre 1 mile, Oswestry 22 miles, Chester 42 miles,

Birmingham 45 miles, Liverpool 67 miles. (Distances and time approximate).

Tenure

Freehold

Local Authority

Shropshire County Council

Council Tax

Band G

Energy performance certificate

Rating B

Services

Mains water, electricity and gas central heating. Mains drainage via a pumped sewage tank.



9 College Hill
Shrewsbury
SY1 1LZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

01743 664200
shrewsbury@knightfrank.com



Location

The Garden House is situated on London Road, a popular and prestigious residential area close to the historic town centre of Shrewsbury, within easy access to the beautiful Shropshire countryside. There are an excellent range of bespoke shops, restaurants, and leisure amenities nearby, including the Theatre Severn and the beautiful 29-acre Quarry Park bordering the river.

Shrewsbury has several highly regarded schools both in the state and private sectors, including Shrewsbury School and Shrewsbury High School for Girls. Prestfelde Preparatory School is a short walk from the property.

Bus services are found near to the drive entrance, connecting to the town centre. Rail services are available from Shrewsbury Station, whilst the A5 links through to the M54 and national motorway network beyond. International airports are available at Birmingham, Liverpool and Manchester.

The Garden House

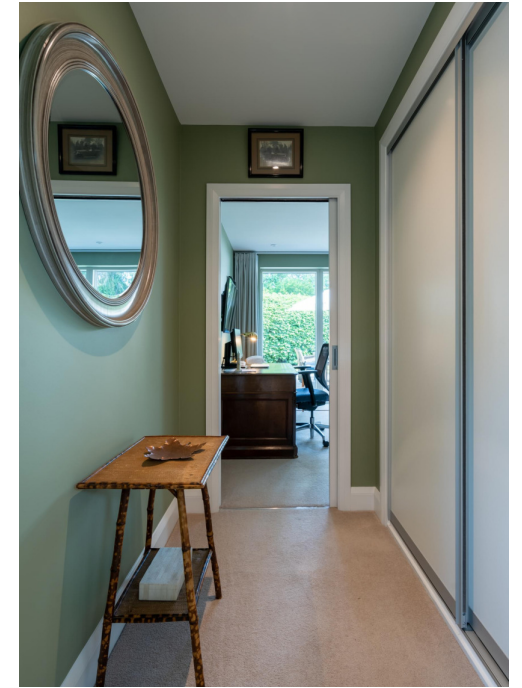
Commissioned and completed by the current owners in 2019, The Garden House is a beautiful, contemporary home found in a secluded position off London Road.

The entrance lobby opens into an impressive open plan kitchen/dining/living space. The sleek kitchen has a range of units, including a large island topped with quartz worktops. It is equipped with Bosch and Samsung appliances, including double fridges, freezers and ovens. A useful utility room is found adjacent. The light and airy dining and living spaces are afforded views and access into the garden via sliding doors, onto a South facing terrace. A Morso multifuel stove on a slate plinth is found against the end wall in the living area.











Bedroom accommodation

The principal bedroom has a walk in wardrobe and beautifully fitted en suite shower room, with a quartz top and two inset double sinks. Two further double bedrooms, with built in wardrobes, are served by a family bathroom, with fitted units topped with quartz and a separate shower and bath. All of the bedrooms have sliding doors onto the terrace.

Triple glazed aluminium Velfac windows are found throughout. The house is heated via an underfloor system linked to app ready Heatmiser software. The house is well insulated, helping it achieve an EPC rating of B, assisted by the single pitch Kingspan QuadCore roof pannel system.





All bedrooms
enjoy views and
access into the
garden.



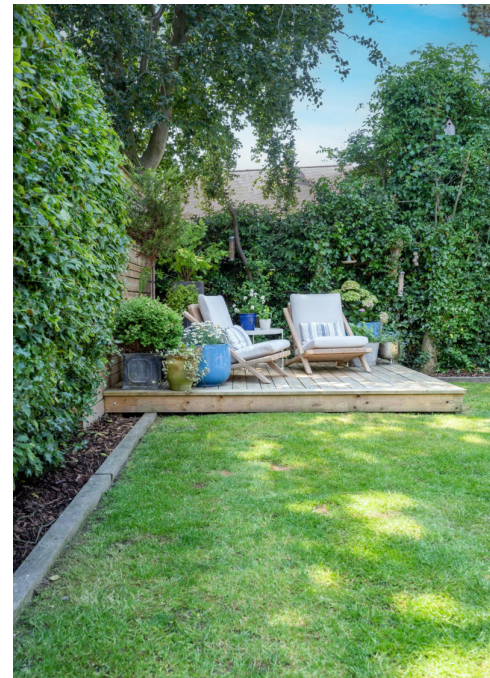


Gardens and grounds

Accessed via a single electric cedar gate, The Garden House is approached along a 30 metre private gravel driveway, providing off road parking for a number of vehicles.

The garden is partly laid to lawn, with a decked area to one corner and a large south facing terrace nearest to the house, ideal for alfresco dining and entertaining. Mature hedging and established trees provide privacy and interest. The house is clad in Cedar on the garden side, giving a soft, natural backdrop.

Two garden stores and a generous log store are found beyond a cedar gate to the one side of the house. Access can be had around the whole of the property.



Agents note

The gated drive entrance is accessed over land owned by the neighbouring property. Please ask the agent for further information.

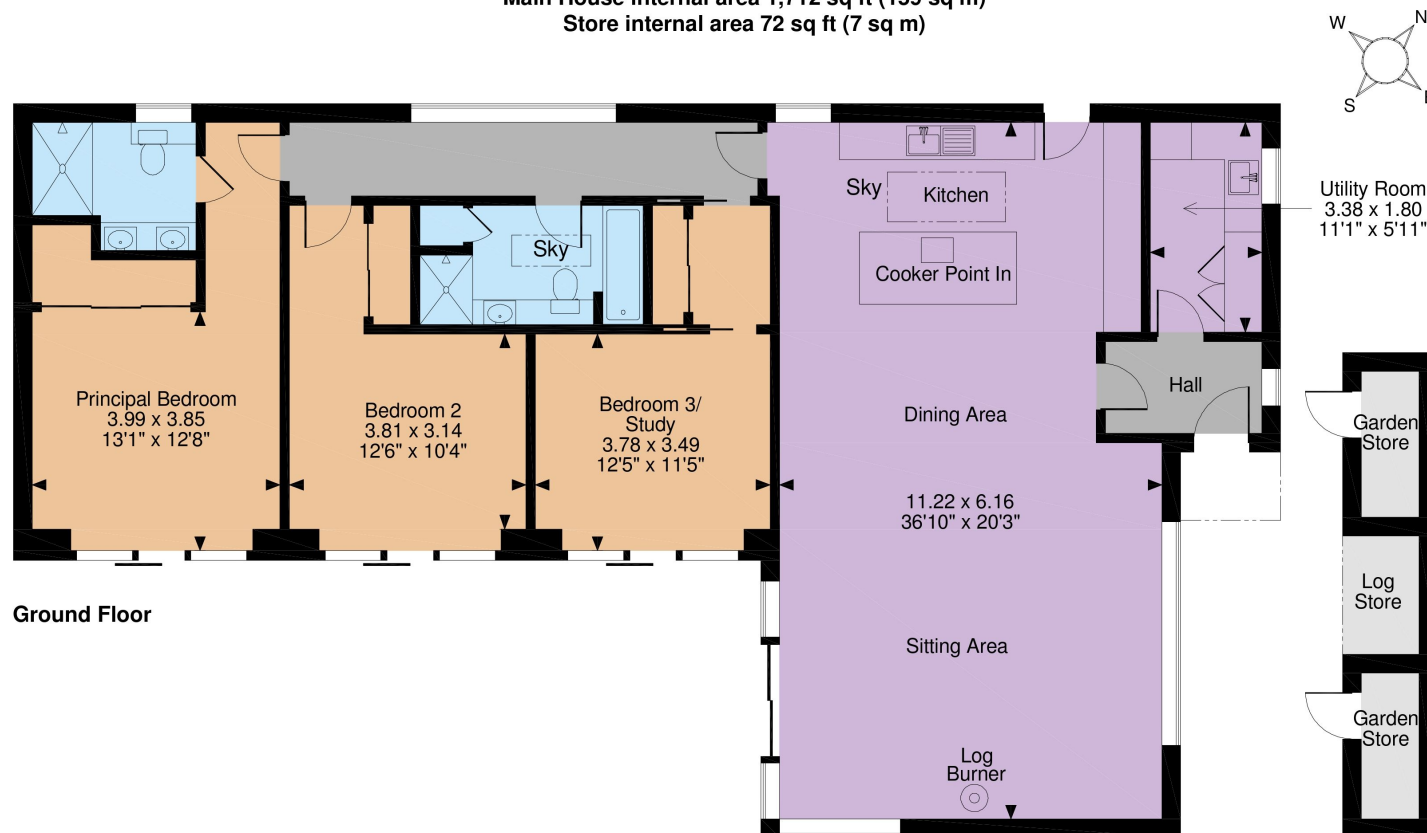
The Garden House is owned by a director of the acting sales agents.

Directions

From Shrewsbury centre, head over the English bridge and along Abbey Foregate. At the column roundabout, take the second exit onto London Road. The gated entrance for The Garden House is found on the right hand side, opposite Presfield School. W3W: slowly.hops.insert



The Garden House, London Road, Shrewsbury
Main House internal area 1,712 sq ft (159 sq m)
Store internal area 72 sq ft (7 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8437331/WFF

Knight Frank

9 College Hill

Shrewsbury

SY1 1LZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Tom Wright

01743 664204

tom.wright@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2025. Photographs and videos dated xxxxxxxx 20xx.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.