



THE SWAN HOUSE, FRODESLEY, DORRINGTON, SY5 7HA
OFFERS IN THE REGION OF £925,000

Wrights
Estate Agents
Established 1972

**THE SWAN HOUSE
FRODESLEY
SY5 7HA**

- A bespoke individually high spec designed home completed in 2022
- Designed and built by current owner
- Panoramic views encompassing Caradoc, Lawley and Longmynd hills
- Many individual features
- Spacious and well appointed
- Approx half an acre of level gardens
- Private driveway with electric gates
- Large triple garage with electric up and over garage doors and pitched roof
- Four bedrooms & two with en suite
- Underfloor heating on ground floor with solid natural limestone flooring
- Large solid oak wrap around balcony with frameless glass
- Bespoke handcrafted kitchen with painted solid oak units
- Viewing highly recommended to appreciate the quality of this property



X 4		Shrewsbury 10 miles
X 2		Dorrington 4 miles
X 1		Church Stretton 4 miles
X 2		Birmingham 45 miles



**THE SWAN HOUSE
FRODESLEY
DORRINGTON
SY5 7HA**

A detached individually designed and very well appointed residence.

The house stands alongside a country lane and enjoys views over adjoining fields towards the Stretton Hills with panoramic views.

It stands in about half acre of gardens with large lawn area, patio and large gravelled courtyard adjacent to a triple detached garage.

The residence features spacious rooms and Includes; a front porch, reception hall, open plan living room, sitting room, a large kitchen and dining area, utility room, cloakroom/WC, four bedrooms, two ensuites, and a family bathroom.

The property benefits from LPG (gas) central heating and UPVC double glazing.

There is a superb Solid Oak balcony accessed by several triple bi-folding doors on the first floor.

VIEWING HIGHLY RECOMMENDED



The village of Dorrinton lies 4 miles away and provides access to the bus route and local facilities.

These include; public house/restaurant, village shop, with post office, primary school, church, and a village hall with an adjoining recreational park.

The market town of Church Stretton and the Long Mynd Hills lie approximately four miles to the south.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Including the picturesque neighbouring villages of All Stretton and Little Stretton it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

THE SWAN HOUSE

The Property is fronted by a low stone wall with paved path to the front entrance and gravelled area for vehicle parking.

To one side there is an enclosed gravelled driveway leading to the rear of the garden with electric double wooden doors and access onto a large gravelled courtyard fronting the detached triple garage.

The accommodation benefits from underfloor heating to the ground floor with individual room thermostats and traditional radiators on the first floor.

ACCOMMODATION

Composite Front Door to **ENTRANCE PORCH** with limestone flooring, two windows with blinds and inner glazed door to:

Spacious RECEPTION HALL (5.10m x 3.50m approx)(16'7" x 11'4" approx) with limestone flooring, ceiling spotlights, four power points, and glazed double doors to the rear garden.

SITTING ROOM (8.00m x 5.80m approx)(26'2" x 19'0" approx) engineered Oak flooring, recessed fireplace with beam over, slate hearth, and log burner. Ceiling beam, TV and telephone points, fourteen power points, two windows with blinds, single glazed door to rear garden, and triple bi-folding glazed windows to the rear patio.





ACCOMMODATION continued...

SITTING ROOM/STUDY (4.80m x 2.76m approx)(15'7" x 8'8" approx) with limestone flooring, front and side windows with shutter blinds, and six power points.

Large KITCHEN/DINING ROOM (8.00m x 4.60m approx)(26'2" x 15'0" approx) with limestone flooring, extensive range of built-in units in oak, including floor cupboards with drawers with quartz worksurfaces, a pull out spice cupboard and five wall cupboards.

Integrated tall fridge/freezer, ceramic double sink, dishwasher, 'Smeg' high level electric oven with grille and 'Smeg' ceramic five ring hob with cooker hood over. Central matching island with large onyx worktop/breakfast bar and cupboards below. Ceiling spotlights, twelve power points, two windows, glazed double doors to patio, and triple bi-folding glazed doors to rear garden.



ACCOMMODATION continued...

CLOAKROOM/WC with limestone flooring, window, white suite with WC and washbasin with cupboard below.

UTILITY ROOM with limestone flooring, built-in two floor cupboards with wooden butcher block style worktop. Stainless steel sink unit, space and plumbing for washer, two power points, range of floor to ceiling cupboards, and glazed stable style door to side garden.

Oak **STAIRCASE** from reception hall with glass side panels ascending to **First FLOOR LANDING** with fitted carpet, glazed balustrade, four power points, two front windows with shutters, one rear window, and airing cupboard with the 'Gledhill' hot water cylinder and shelving.

BEDROOM 1 (5.30m x 4.60m approx) (17'3" x 15'0" approx) with fitted carpet, two windows (one with shutter blind), two radiators, eight power points, ceiling spotlights, walk-in wardrobe, and triple bi-folding glazed windows to balcony. Door to:

EN-SUITE SHOWER ROOM with laminate flooring, window, extractor fan, ceiling spotlights, heated towel rail, and white suite with 'P' shaped panelled bath with screen and shower over, WC, and washbasin with cupboards below and illuminated mirror above.



ACCOMMODATION continued

BEDROOM 2 (4.60m x 4.00m approx)(15'0" x 13'1" approx) with fitted carpet, two windows with shutter blinds, radiator, eight power points, and door to:



EN-SUITE SHOWER with laminate flooring, ceiling spotlights, extractor fan, heated towel rail, window, white suite with walk-in shower, WC, and washbasin with cupboards below and illuminated mirror above.



ACCOMMODATION continued...

BEDROOM 3 (4.30m x 3.70m approx)(14'1" x 12'1" approx) with fitted carpet, eight power points, glazed hand door to balcony, and glazed triple bi-folding windows with Juliet balcony.



BEDROOM 4 (3.70m x 2.80m approx)(12'1" x 9'0" approx) with fitted carpet, front window, radiator and eight power points.



BATHROOM with laminate flooring, white suite comprising of a panelled bath with screen and shower over, WC, and washbasin with cupboard below and illuminated mirror above. Heated towel rail, window, and extractor fan.



DETACHED TRIPLE GARAGE BLOCK (9.80m x 5.90m approx)(32'1" x 19'3" approx) with three front remote up-and-over doors, side entrance door, window, power and lights.





TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity and water . Private drainage is connected.

COUNCIL TAX Band 'G'

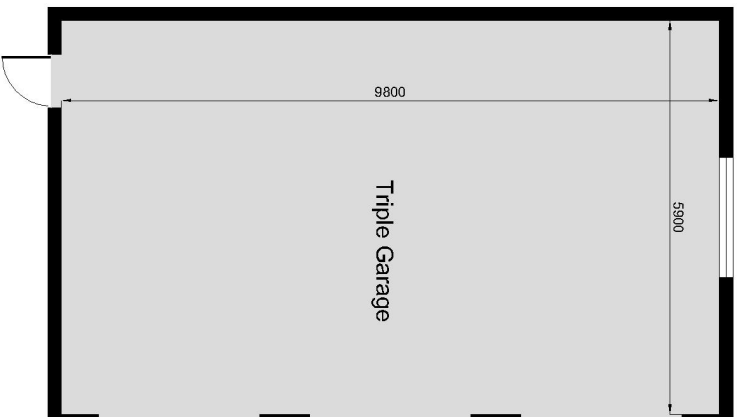
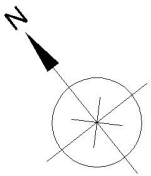
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

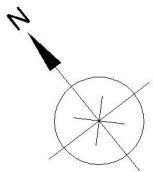
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Ground Floor

Swan House
Frodesley
Shrewsbury
SY5 7HA

Total House Floor Area 255 Sq m (2741 Sq ft)



First Floor Plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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