



Roger
Parry
& Partners

Maple Fields Orchard Lane, Hanwood, Shrewsbury,
SY5 8LD



Maple Fields Orchard Lane, Hanwood, Shrewsbury, SY5 8LD
Offers In The Region Of £660,000

This individual architecturally designed detached bungalow has been built by the present owners to an exacting standard throughout. Set in gardens and small adjoining paddock, the site extends in total to approximately 0.39 acres or thereabouts. The property offers spacious accommodation consisting large reception hall, sitting room with contemporary log burner, fabulous sun room/orangery overlooking the paddock, large luxury kitchen with central island/breakfast bar unit, leading into separate dining room and utility room. The property has three double bedrooms one with ensuite shower room together with a large fully equipped family bathroom. There is a huge loft giving potential for further accommodation. Other features include oil-fired underfloor heating double glazing and large detached garage and separate timber constructed workshop. The property is situated on the outskirts of the popular village of Hanwood with is conveniently located just a few minutes drive from Shrewsbury and the bypass.

Hanwood itself has a good selection of amenities all within a few minutes walk including a shop pub and a junior school. The bungalow is set in well maintained gardens enjoying lovely outlooks over the paddock which offers itself to a number of use or simply as an amazing view from the sun room.

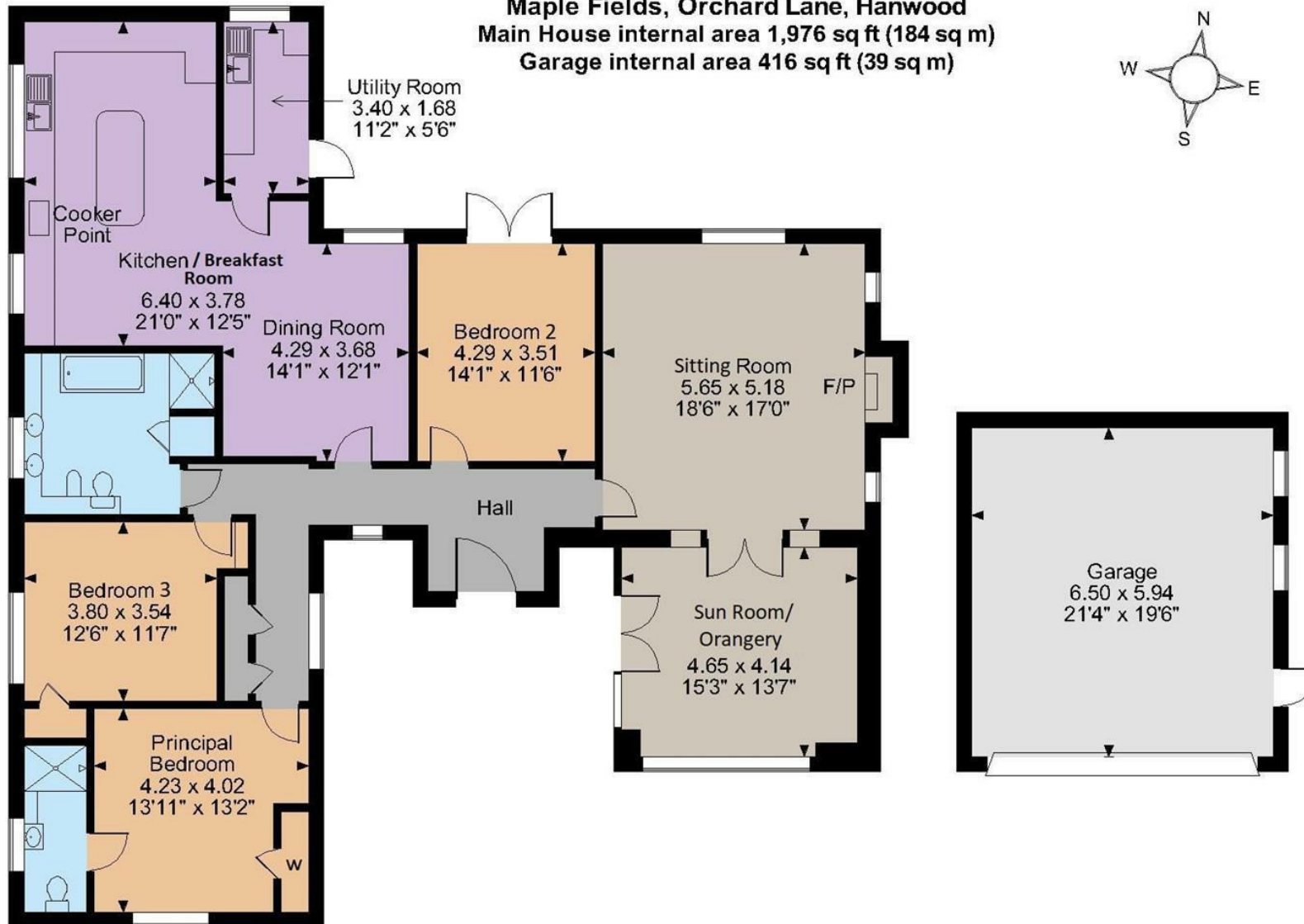
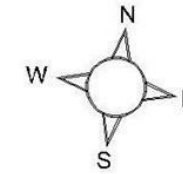
There is a further small paddock totaling approximately 0.54 acres or thereabouts, available by separate negotiation.





Floor Plan
(not to scale - for identification purposes only)

Maple Fields, Orchard Lane, Hanwood
Main House internal area 1,976 sq ft (184 sq m)
Garage internal area 416 sq ft (39 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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It is rare for such a property to come to market. Viewing is highly recommended.

LARGE RECEPTION HALL

26'0" x 8'7" max (7.92 x 2.62 max)

With oak flooring with underfloor heating, full length double glazed window to the front enjoying open outlooks over the gardens and paddock.

Reception hall gives access to the following accommodation via solid oak doors:

SITTING ROOM

18'6" x 17'0" (5.64 x 5.18)

With Contura contemporary log burner set to recess with tiled hearth and inlay, underfloor heating, central light point, power points, tv aerial sockets, double glazed window to the rear overlooking gardens with further matching opaque glass windows to the side.

From sitting room, double French doors lead to:

SUNROOM/ORANGERY

15'6" x 14'0" (4.72 x 4.27)

Ceramic tiled flooring with under floor heating, power, and lighting points, full length windows to the front enjoying lovely outlooks over the gardens, and adjoining paddock with further full length windows and double French doors to the side.

From reception hall, door to:

DINING ROOM

14'0" x 12'2" (4.27 x 3.71)

Power and lighting points with double glazed window to the rear overlooking gardens, access to extremely large loft space (which is partly boarded) with lighting offering further potential for loft conversion.

Dining room opens up into:

LARGE KITCHEN/BREAKFAST ROOM

20'9" x 12'4" (6.32 x 3.76)

With granite worktops extending to two wall sections with an extensive range of cupboards and drawers under and tiled splashback, five rings, propane gas, Neff hob unit with extractor hood above, built-in dishwasher, built-in fridge, and freezer. Range of full length cupboards to adjacent wall providing extensive storage with built-in electric oven and combination oven above set into housing. Matching central, island unit incorporating breakfast bar with a further range of storage cupboard, Ceramic tiled flooring, range of recess spotlights, ample power points, uPVC double glazed windows to the side.

From kitchen, door to:

UTILITY ROOM

11'1" x 5'6" (3.38 x 1.68)

With range of units comprising stainless steel, single drainer, sink unit set into granite effect, work surface

with a range of cupboards and drawers under and plumbing set for automatic washing machine, oil fired boiler set to one corner supplying domestic hot water, and central heating, ceramic tiled flooring, power and lighting points, range of eye level cupboards, double glazed window to the rear, service door to the side.

From reception hall, door to:

SIDE HALL

Giving access to linen cupboard and further useful storage cupboard alongside with window to the side and giving access to:

PRINCIPAL BEDROOM SUITE

BEDROOM

13'8" x 12'10" (4.17 x 3.91)

With underfloor heating, power, and lighting points, double glazed window to the front enjoying lovely, open outlooks over gardens and adjoining paddock.

Door to:

ENSUITE SHOWER ROOM

Fitted with fully tiled cubicle with pivot door, vanity wash hand basin with storage cupboards under, WC, ceramic tile flooring, recess spotlights, uPVC, double glazed, opaque glass window to the side.

From reception hall, door to:

BEDROOM TWO

14'9" x 11'5" (4.5 x 3.48)

With underfloor heating, power and lighting points, double French doors leading out onto patio to the rear overlooking gardens.

BEDROOM THREE

12'4" x 11'8" (3.76 x 3.56)

With underfloor heating, power, and lighting points, built-in wardrobe, double glazed window to the side.

FAMILY BATHROOM

10'5" x 9'6" (3.18 x 2.9)

Fully fitted with shower unit with glazed sliding door, large, panelled bath, dual wash basins with range of storage cupboards under, WC, bidet, ceramic tile flooring with underfloor heating, range of recess spotlights, shaver socket, double glazed opaque glass window to the side, built-in airing cupboard enclosing cylinder with immersion heater.

OUTSIDE

Orchard Lane (unadopted) gives access onto private driveway serving Maple Fields and two further private residences. The private driveway leads onto brick paved forecourt providing good off road parking which extends through, double, wrought iron, electric operated gates onto further brick paved driveway extending down to double, detached, garage with further turning and parking area situated to the rear of the house.

GARAGE

21'0" x 19'6" (6.4 x 5.94)

With electrically operated up-and-over door, concrete floor, power, and lighting points, hatch to useful eves storage space, windows, and service door to the side.

FRONT GARDENS

Brick paved path extends across the front of the property to large brick paved area giving access to the front door and the sunroom/orangery. Front gardens are laid to neatly kept lawns surrounded by flower and shrub borders with range of outside lighting and enjoy lovely views over the adjoining paddock.

OUTSIDE REAR

From utility and bedroom two, two doors lead out onto raised, paved, patio with steps leading down to neatly kept lawns. Range of outside lights, large timber and felt garden store/workshop with further open frontage storage area alongside, oil storage tank set to one corner shielded by fencing giving access also to further timber constructed timber store situated to the rear of the garage.

PADDOCK

This is situated to the front of the property, the gardens and grounds extend to approximately 0,39 acres or thereabouts. There is a further small adjoining paddock measuring approximately 0.55 acres is available by separate negotiation.

DIRECTIONS:

From Shrewsbury take the A488 Bishops Castle Road. On reaching the village continue on past The Cock Inn over the bridge/Pelican crossing turning left just before the garage onto Orchard Lane.

After a short distance, there is an entrance on the right with the names of the houses it gives access to including Maple Field. Continue down the drive and the property is the second on the right.

SERVICES:

Mains Electricity, Mains Water, Mains Drainage, LPG Hob and Oil-Fired Central Heating with a Bunded Tank.

Local Authority: Shropshire County Council

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

FIXTURES AND FITTINGS:

No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS:

The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.



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Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

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Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.