



Roger  
Parry  
& Partners

1 Falkland Park, Dorrington, Shrewsbury, SY5 7HZ



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Offers In Excess Of £700,000

A substantial detached modern property which has been significantly upgraded and improved by the present owners to provide a spectacular and highly desirable home. Accommodation briefly comprises reception hall with downstairs cloakroom and boiler room, large drawing room with Chesney log burner and granite hearth, dining room, kitchen/ breakfast room and luxury fitted utility room. On the first floor there is a large principle bedroom with extensive range of built in wardrobes and luxury ensuite shower room. Two further bedrooms, one of which has direct access to the spectacular family bathroom with freestanding bath and walk in shower, further study/ bedroom four which is presently fitted out with range of quality office furniture but could be converted back into fourth bedroom if required. The property has the benefit of a large double garage which can be accessed from the house. Gas central heating and double glazing throughout. Well maintained gardens are situated mainly to the side of the property enjoying a sunny aspect with views towards the Stretton Hills and a variety of outside seating areas, together with a hot tub which is available by separate negotiation. This highly desirable property comes with a range of luxury fittings including a range of luxury wooden shutters and fitted quality blinds throughout. The owners of Falkland's Park have their own pedestrian walkway to the centre of the village, providing easy access to the local amenities which include an excellent pub, shop, post office, doctors and butchers. Shrewsbury town centre is a short 15 minute or so drive with Church Stretton being a similar distance. Internal inspection is recommended to fully appreciate the quality of this property.

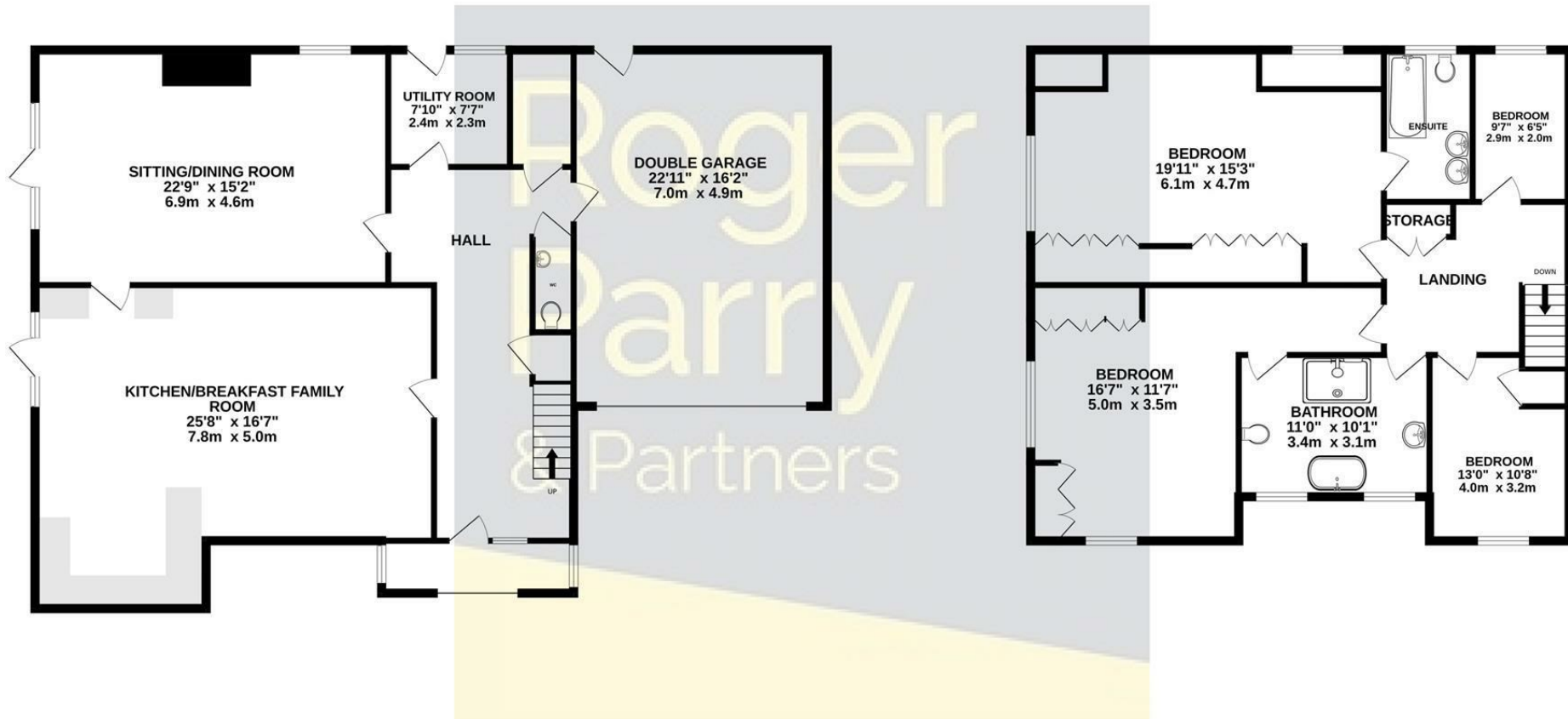




Floor Plan  
(not to scale - for identification purposes only)

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2322sq.ft. (215.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Reception**

21' x 8' (6.40m x 2.44m )

With wood effect Amtico flooring with underfloor heating, understairs storage cupboard, two central light points, telephone point and power points, coving to ceiling, service door to garage, staircase leading to first floor, wood effect UPVC leaded double-glazed windows to the front and side, both with wooden shutters.

**Downstairs Cloakroom**

Fitted with contemporary suite comprising W/C with built in vanity wash basin alongside half tiled to walls with further ceramic tiled flooring, recessed spotlights, extractor fan and automatic light.

**Boiler Room**

Fitted with gas fired boiler supply and domestic hot water and central heating, lagged cylinder with emersion heating, Amtico wood effect flooring, power, and lighting.

**Drawing Room**

22'9 x 15'3 (6.93m x 4.65m )

With feature Inglenook style fireplace with granite hearth and Chesney log burner in set, wood effect Amtico flooring with underfloor heating, coving to ceiling, built in media centre with LED adjustable lighting, (appliances not included but may be available by separate negotiation), ample power and lighting points, wood effect leaded uPVC double glazed French door with window set to either side giving access to gardens, further matching window to the side all with "Perfect fit" blinds, glazed and wooden service door to kitchen/ breakfast room.

**Dining Room**

13'9 x 13'3 (4.19m x 4.04m )

With wood effect Amtica flooring with underflooring heating, coving to ceiling, ample power points, central lighting point with ceiling rose, wood effect leaded uPVC double-glazed window to the front with fitted day/night blind.

**Kitchen/ Breakfast Room**

16'3 x 11'5 (4.95m x 3.48m )

With range of bespoke shaker style units built by Scottwood of Nottingham, built-in double stainless steel sink set into granite worksurfaces extending to three wall sections with extensive range of cupboards and draws under, and tiled splash above, built in Bosch dishwasher, built in Rangemaster Classic 90 cooking range with five ring gas fired hob, electric double oven and grill, matching splash back and extractor hood above, range of eye level cupboards with pelmet lighting, built in fridge freezer with pull out larder units to either sides, further matching peninsula worksurface with further range of cupboards and draws under, further triple units to one corner with glazed display cupboards above and built in electric kickboard heater below, ceramic tiled flooring with underfloor heating, wooden effect leaded uPVC double glazed window with day/night blind to the front, further matching French door with window set to either side all with fitted "Perfect Fit" blinds, giving access to gardens, range of recessed spot lights, ample power points.

**Landing**

10' x 9'0 (3.05m x 2.74m)

With feature window to the side with fitted wooden shutters, radiator, power, and lighting points, built in double linen cupboard with shelving, access to roof space with built in loft ladder, proving excellent storage, lighting and power sockets, landing gives access:

**Principle Bedroom**

19'0 x 15'3 (5.79m x 4.65m )

With LVT quickstep flooring, radiator, two central light points with ceiling rose, coving to ceiling, built in media centre with lighting, (appliances not included) extensive range of luxury built in wardrobes and cupboards, ample power points, wood effect uPVC leaded double-glazed window to the side and rear, with fitted wooden shutters. Door to Ensuite shower room.

**Ensuite Shower Room**

9'0 x 7'2 (2.74m x 2.18m )

Fitted with luxury suite comprising one walk in shower with standard and waterfall shower heads, double vanity wash hand basins with cupboards below and triple mirrored fronted cabinets above with built in lighting, W/C, ceramic tiled flooring to both floors and walls, ladder style radiator, range of recessed spotlights, coving to ceiling, extractor fan, wood effect uPVC double glazed leaded opaque glass window to the rear with fitted wooden shutter.

**Bedroom Two**

16'8 x 11'8 (5.08m x 3.56m )

With LVT Quickstep flooring, coving to ceiling, radiator, power and lighting points, extensive range of built in wardrobes comprising three doubles and one single, wood effect uPVC double glazed leaded windows to the front and side both with fitted wooden shutters, direct access to the family bathroom.

**Bedroom Three**

13'0 x 10'8 (3.96m x 3.25m )

With LVT Quickstep flooring, radiator, built in wardrobe, wood effect uPVC double glazed leaded window to the front with wooden shutters.

**Study/ Bedroom Four**

9'7 x 5'5 (2.92m x 1.65m )

The room has been fitted out with built in office furniture, including desk, cupboards and shelving, this room could easily be turned back into a fourth bedroom if required. Wood effect uPVC double glazed leaded window to the rear, with fitted day night blind, ample power and lighting points and telephone point.

**Family Bathroom**

11'3 x 9'9 (3.43m x 2.97m)

Luxuriously fitted with three quarter glazed walk-in shower with standard and waterfall shower heads, W/C, freestanding bath set on marble effect plinth, vanity wash basin with draws under and mirror unit above with lighting, chrome ladder style radiator, fully tiled to walls and floor, two wood effect uPVC double glazed leaded opaque glass windows to the front with fitted wooden shutters, range of recess spot lighting and extractor fan.

**Attached Double Garage**

23'6 x 16'0 (7.16m x 4.88m )

With up and over electric operated door, power and lighting points, eave storage space, built in work bench, service door to the rear range of power and lighting points.

**Outside Front**

The property is approached over a private roadway, servicing the five properties on Falkland's Park, leading onto a paved forecourt providing off road parking comfortably for four cars. Brick paved pathway extends across the front of the property with large fish pool inset, surrounded by shale area,

and enclosed by brick walling. Brick paved path extends down the right of the garage leading to and continuing across the back of the property, lighting and power points giving access to the main gardens via a wooden gate which is situated to the side of the property.

#### **Main Gardens**

These gardens are walled on two sides with mature hedging to the third, offering a good degree of privacy Both the kitchen breakfast room and drawing room give access to large covered area, leading out onto extensive two tiered brick paved patio with gazebo set to one side, (hot tub available by separate negotiation), further wooden pergola set to one corner of the garden with further gravelled seating area, gardens laid to lawns and surround by well stocked flower and shrub borders, extensive range of outside lights and power points. The gardens enjoy a lovely southerly aspect with views towards the Stretton Hills in the distance.

#### **General Notes**

##### **TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

##### **SERVICES**

We are advised that mains gas, electric, water and drainage services are connected. Broadband Download Speed: Basic Mbps & Superfast 80 Mbps. Mobile Service: Good.

**FLOOD RISK:** Very Low Risk. We would recommend this is verified during pre-contract enquiries.

##### **COUNCIL TAX BANDING**

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

##### **SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



**Local Authority:** Shropshire Council

**Council Tax Band:** F

**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.

#### Directions:

From Shrewsbury take the A49 south and continue on through the village of Bayston Hill. On reaching Dorrington continue on through the village past Sadd Butchers, taking the next turning left onto Falkland Road. Follow the road around the left onto Falkland's Park, drive around the S bend and number one is situated on the left-hand side.

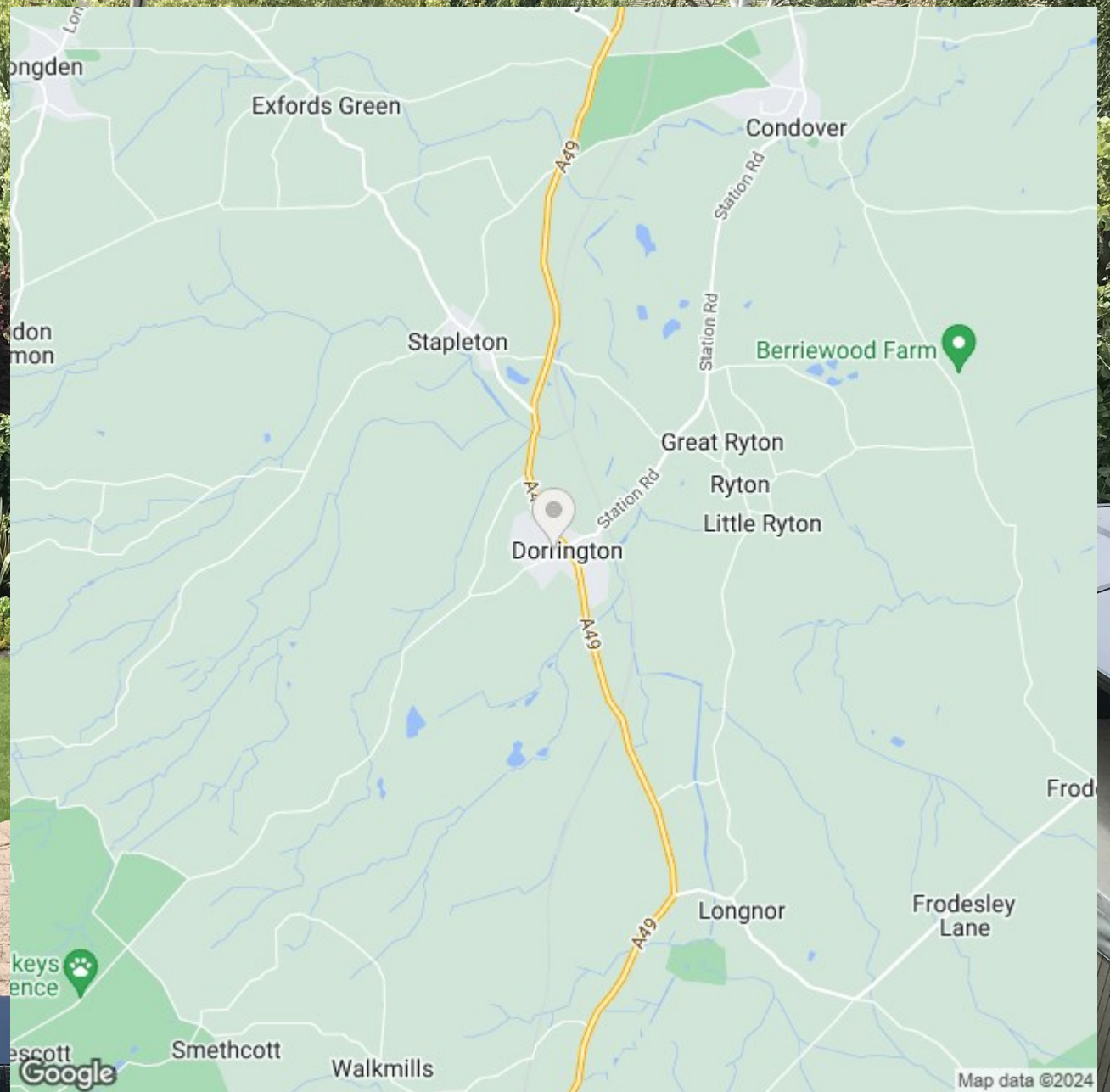
#### Viewing arrangements

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



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.