



Roger
Parry
& Partners

16 De Quincey Fields, Upton Magna,
Shrewsbury, SY4 4US



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Offers In The Region Of £825,000

A rare opportunity to purchase a high specification, 'A rated' four bedroom detached property designed and built to passivhaus principles, also benefiting from a self contained one bedroom annex. Situated in a generous, private corner plot of approximately 0.5 acres and located in the quaint and sought after village of Upton Magna, nestled between the popular towns of Shrewsbury and Telford.





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



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾
3383.32 ft²
314.32 m²

Reduced headroom
17.4 ft²
1.62 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

The accommodation briefly comprises: inviting entrance hallway, cloakroom, living room with dual aspect, large open plan kitchen living dining room, utility, principal bedroom with en suite, guest bedroom with en suite, two further double bedrooms and family bathroom.

The property benefits from Passivhaus principles, an innovative construction technique designed to enhance the building fabric and remove the need for a traditional heating system. Using solar gain from the generous south facing glazing, enhanced wall, floor and roof insulation, triple glazed, argon filled windows and highly insulated doors, the house maintains a constant temperature year-round. In return this provides an A rated EPC providing incredibly economic running costs and reduced carbon footprint. A mechanical ventilation heat recovery system also provides a constant supply of fresh filtered air.

In addition, the property benefits from solar thermal panels and a large insulated water tank providing an economic hot water supply for the whole household. The large array of solar voltaic panels provides considerable savings on electricity supply and benefits from a generous feed in tariff which would pass to the new owners.

Set in a generous corner plot of approximately 0.5 acres with extensive south facing garden and patio, large private gated driveway, detached double garage with one bedroom first floor annex providing versatile accommodation for a relative or perfect work from home opportunities. With a plot of this size, it offers scope to extend subject to necessary planning and consent.

De Quincey Fields is an attractive modern development on the fringe of the desirable village of Upton Magna, which is well placed for access to Shrewsbury, Telford and the M54. Amenities include a good local pub/restaurant, shop and cafe, a village hall, and a primary school which was recently rated 'Good' by Ofsted.

Entrance Hallway

Covered entrance with door opening to spacious and inviting Entrance hall with tiled flooring, window to front and deep understairs storage cupboard.

Cloakroom

Fitted with low flush WC and wash hand basin with tiled surround. Tiled flooring.

Dining room

A lovely elegant Dining room which is naturally well lit and has stunning views over the gardens to rear.

Kitchen/ Living Room

The most perfect room for those who love to entertain or enjoy family living. The Kitchen is well fitted with range of shaker style units incorporating one and 1/2 style sink drainer unit with mixer taps set into base cupboard with wooden style laminated worksurface over and tiled splashback to walls, further cupboards and drawers beneath and integrated dishwasher. Further bank of matching cupboards and drawers which house the built in double oven and four ring induction hob unit with extractor hood over. Large central island with cream Corian worktop housing built in fridge/ freezer and wine rack. Breakfast bar provides additional kitchen seating. The impressive family living dining area features sliding patio doors and French doors opening up onto the sun terrace and gardens, bringing the outside in and ideal for those who love to dine alfresco and from where you can enjoy the most fabulous views over the garden. There is ample space for a large family table and dining space. Recessed

ceiling lights to kitchen area, tiled flooring throughout. Twin glazed panelled doors leading into Entrance Hall.

Utility

With single drainer sink with mixer taps set into base cupboard with worksurfaces extending to either side with tiled splash back to walls and cupboards beneath and space for appliances. Matching range of eye level units, tiled flooring, inset ceiling recess lights. Door to rear garden and window to front.

Stairs rise from Entrance Hall to First Floor Gallery Landing with airing cupboard housing large hot water cylinder and providing ample shelving space. Please note loft access is available externally.

Principal Bedroom

A beautiful large principal bedroom with windows to the side and rear providing views over the Wrekin and private garden. Excellent range of built in wardrobes with mirrored sliding doors

En Suite Shower Room

Beautifully fitted with contemporary suite comprising walk in shower space with twin head shower unit and glass screen, wash hand basin and WC. Complementary tiled surrounds and flooring, heated towel rail, inset recess ceiling lights and window to front.

Guest Bedroom

With window to the rear with lovely aspect over the garden, built in double wardrobe with sliding mirror doors. Further deep storage cupboard housing mechanical ventilation heat recovery unit.

En Suite Shower Room

Beautifully fitted with contemporary suite comprising shower unit and glass door, wash hand basin and WC. Complementary tiled surrounds and flooring, heated towel rail, inset recess ceiling lights and window to side.

Bedroom Three

With window to the front and built in double wardrobe with sliding mirror doors.

Bedroom Four

With window to the rear with lovely aspect over the garden, built in double wardrobe with sliding mirror doors.

Family Bathroom

A well appointed room fitted with suite comprising panelled bath, corner shower cubicle with mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

Outside

Set in a generous corner plot of approximately 0.5 acres with extensive south facing garden and patio, large private gated driveway, detached double garage with one bedroom first floor annex providing versatile accommodation for a relative or perfect work from home opportunities. With a plot of this size, it offers scope to extend subject to necessary planning and consent. Wooden gate leads onto blocked paved driveway providing ample parking for several vehicles, leading to large double detached garage with enclosed, secure rear store and WC accessed from the rear garden. The enclosed rear garden is mainly laid to lawn providing a blank canvas for creative garden designers.

Note

The property benefits from a large boarded loft area to main house with external access. There is full CAT 6 wiring to all rooms with potential for whole house sound system. The house benefits from the remaining NHBC warranty.

Annex

The property benefits from a one bedroom first floor annex providing versatile additional accommodation suitable for a relative, guest accommodation or perfect work from home opportunities. The accommodation includes fitted kitchen units with sink and space for appliances, fitted shower room, open plan room with large window to front. The annex benefits from mains gas central heating.

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 electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 18 Mbps & Superfast 80 Mbps. Mobile Service: indoor - Limited & outside - Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is G. We would recommend this is confirmed during pre-contract enquiries.

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: G
EPC Rating: A

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.

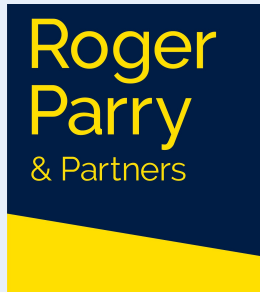
Viewing arrangements

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.