

# BOWEN

PROPERTY SINCE 1862



Asking Price £335,000

🏠 3 Bedrooms    🚿 2 Bathrooms

5 Winston Fields, Tetchill, Ellesmere,  
Shropshire, SY12 9FA



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### General Remarks

A modern three bedroom detached property situated within a small development of properties on the fringes of the village of Tetchill near Ellesmere. The property was constructed in 2019 utilising a passive standard timber frame and passive slab foundation, making it extremely energy efficient and includes the remainder of the 10 year ICW warranty.

The living accommodation includes a large open plan kitchen/dining room and bi-folding doors lead off both this room and the living room to the extensive gardens. On the first floor there are three bedrooms (master en-suite) and a family bathroom. The gardens of the property are south-westerly facing and a most notable feature of the property. There is ample off road parking to the front, while the loft space has also been extensively boarded to provide a useful storage space. Early inspection is highly recommended.

**Location:** The development is located in the picturesque village of Tetchill, approximately 1 mile from the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use.



Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with links to Birmingham and beyond.

## Accommodation

A part glazed uPVC door at the front of the property leads into:

**Entrance Hall:** 7' 1" x 4' 9" (2.17m x 1.46m) Oak flooring, spotlights to ceiling, radiator and doors off to:

**Cloakroom:** 6' 2" x 3' 3" (1.87m x 0.98m) Tiled flooring, low level flush w.c., wall mounted wash hand basin, radiator and door to:

**Utility Cupboard:** 3' 2" x 3' 2" (0.97m x 0.96m) Housing 'Worcester' LPG boiler and with space/plumbing for washer dryer.

**Dining Area:** 17' 11" x 11' 5" (5.47m x 3.49m) max Door opening off the Hall leads into the dining area with continuation of Oak flooring, large vertical radiator, bi-folding doors to gardens, return staircase to first floor landing, door to Living Room and opening into:

**Kitchen:** 9' 3" x 7' 6" (2.81m x 2.29m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl composite sink/drain. Integrated double oven and 4 burner gas hob with extractor hood and glass splashback. Integrated fridge freezer and dishwasher. Oak flooring and spotlights to ceiling.

**Living Room:** 17' 11" x 11' 1" (5.47m x 3.39m) Feature fire surround with oak mantle and both gas/electricity points to enable fireplace installation as required. TV/telephone points, radiator and bi-folding doors to gardens.

**Staircase to first floor landing:** With doors off to:

**Master Bedroom:** 12' 11" x 9' 9" (3.94m x 2.96m)

Two built in wardrobes and door to:

**En Suite:** 10' 8" x 4' 8" widening to 5' 11" (3.26m x 1.41m widening to 1.80m) Suite comprising large walk in shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls and heated towel rail.

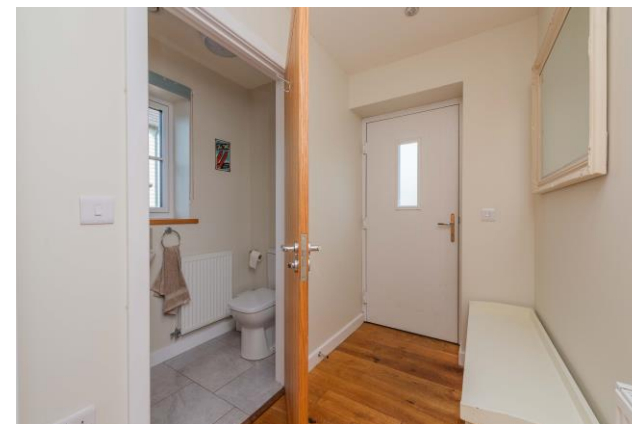
**Bedroom 2:** 10' 9" x 10' 8" (3.28m x 3.24m) max Two built in wardrobes.

**Bedroom 3:** 9' 5" x 7' 1" (2.88m x 2.16m) Radiator, access to fully boarded loft space via three stage folding loft ladder and built in wardrobe housing the Heat Recovery System.

**Family Bathroom:** 10' 9" x 4' 10" (3.27m x 1.47m) Suite comprising panel bath with rainfall shower over, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls and heated towel rail.

**Outside:** The property is approached over a large stone driveway with additional driveway at the side of the property providing ample off road parking. Pedestrian gates either side of the property provide access to the gardens. The large corner plot provides for extensive gardens which are mainly laid to lawn connecting with a large paved patio which adjoins the property.

The gardens also include three apple trees and an ornamental cherry tree. Bordering the lawns are flowering beds, mature hedges and timber fencing. At the rear is a bin storage area connected by a path leading around the property. The gardens retain their privacy and are south-westerly facing, so benefit from full sun for the majority of the day.













**Energy Efficiency & Heating:** The property was constructed in 2019 using a passive standard timber frame and passive slab foundation. This created a highly insulated thermal envelope with high performance and recycled insulation which has exceptional sustainability. This type of building eliminates draughts and cold spots to provide a comfortable and quiet living space.

The superior air tightness of the property requires a MVHR System (Brink Sky 300 and Brink Renovent 180) which provides filtered air at a constant temperature. The filtered air is beneficial for allergy and asthma sufferers and provides extremely comfortable living conditions. The

system reduces ventilation heat loss by up to 90%, while the running costs are significantly reduced due to the exceptionally air tight building envelope and insulation.

The use of triple glazed high performance flush casement uPVC windows also helps reduce energy loss by around 70% compared to a conventional window. The external doors have similar properties and are secured by design. A Worcester LPG Combi boiler provides the small amount of heating that the property requires.

**Services:** We are informed that the property is connected to mains electricity, water and drainage supplies. The property is warmed by an LPG boiler with private underground gas storage tank.

**EPC Rating:** EPC Rating - Band 'C' (80).

**Council Tax Band:** Council Tax Band - 'D'.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury. Tel: 0345 678 9000

**Tenure:** The property is freehold subject to vacant possession upon completion.

**Directions:** From the agent's office in The Square proceed through the Town Centre and at the small roundabout take the third exit into Talbot Street before taking the next turning right into Watergate Street.

Take the next left into Birch Road, passing the Black Water Marina on the left before passing over the canal bridge and continue ahead for Tetchill. After approximately a mile you will enter the village of Tetchill.

Continue through the village, around the sharp left hand bend and follow the road signposted for Hordley. Winston Fields is the last development on the left as you leave the village. Turn into the development and follow the road to the left, turning left again into a small cul-de-sac where the property will be seen in front of you.

<https://what3words.com/portfolio.reaction.springing>

**Ownership Disclosure:** In accordance with the Estate Agents Act 1979, we disclose that a joint owner of this property is a Partner within Bowen.

## Start your property journey with us today

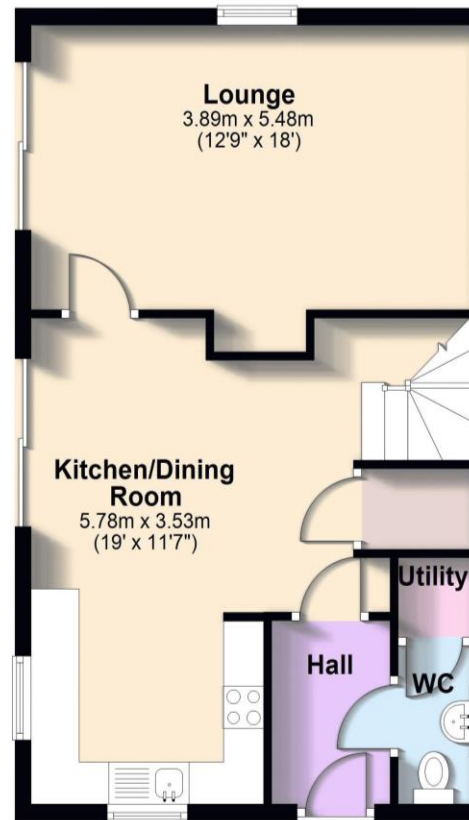
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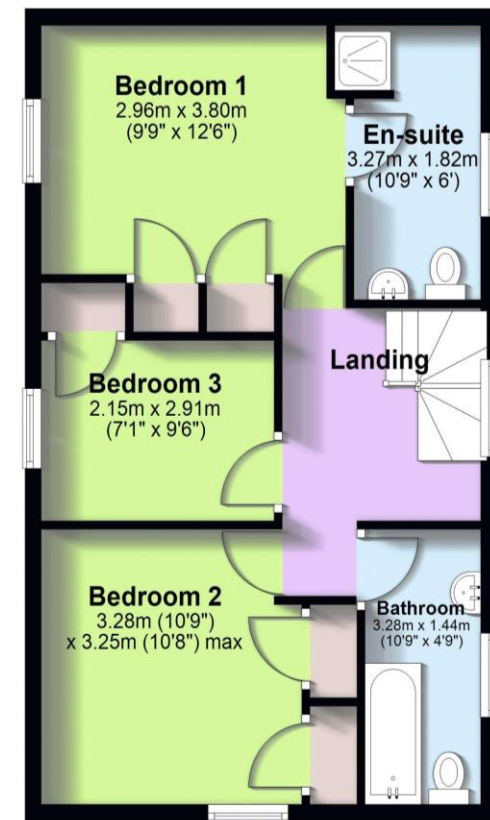
### Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



### First Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 101.6 sq m (1094.2 square feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.



