



Kinton Grove, Nescliffe, Shrewsbury, SY4 1AZ

5 bedroom detached house—£895,000 Freehold

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sales@cgpooks.co.uk

Kinton Grove is a wonderful Georgian country house offering substantial and versatile accommodation with many attractive period features. This charming property is well situated just a 20-minute drive from Shrewsbury, in a secluded setting with magnificent landscaped grounds, along with stunning rural views across open countryside towards the Welsh hills.

KEY FEATURES

- Well presented and maintained interior with original staircase, panelled doors, oak flooring and exposed beams.
- Entrance hall which provides access to useful cellar rooms and a utility. There is also a separate entrance porch/boot room with fitted cupboards.
- Library/study and a dual aspect drawing room with feature open fireplace.
- Impressive open plan kitchen, dining, family room, having quarry tiled flooring, AGA cooking range, a wood burner and glazed French doors opening onto the rear garden.
- Ground floor 5th bedroom with secondary staircase providing access to a lovely first floor sitting room with vaulted ceiling. There is also access to an inner hall with shower room and adjoining store. This area of the property has the potential to provide a sizable self-contained annex if required.
- On the first floor there are 4 further bedrooms, a well fitted family bathroom and an en-suite shower room to the main bedroom.
- Driveway providing parking for several cars and access to an open fronted double garage and store. In addition to which there is a detached outbuilding, as well as a further sizable store/workshop which adjoins the property, along with a greenhouse.
- Beautifully landscaped gardens extending to about 2/3rds of an acre, which are mainly lawned with kitchen garden, established beds and seating areas, whilst being enclosed by a variety of mature trees.
- Situated in a private semi-rural location, yet convenient for the nearby village of Nesscliffe which offers a good pub/restaurant, as well as a local shop and primary school. The property is also well placed for easy access to Oswestry and Shrewsbury, which are both about 20 minutes away by car.

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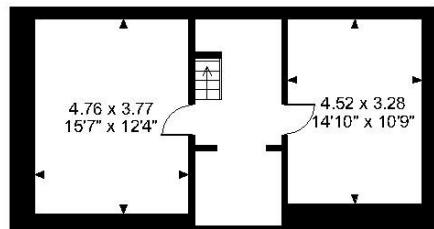
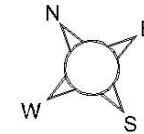
Kinton Grove, Kinton, Shrewsbury

Approximate Gross Internal Area

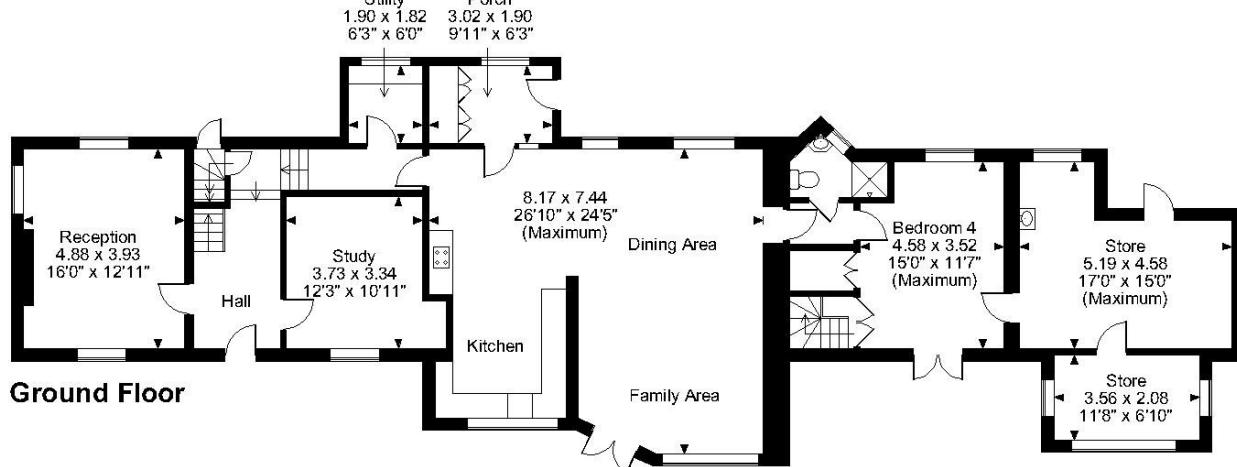
Main House = 3552 Sq Ft/330 Sq M

Outbuilding = 493 Sq Ft/46 Sq M

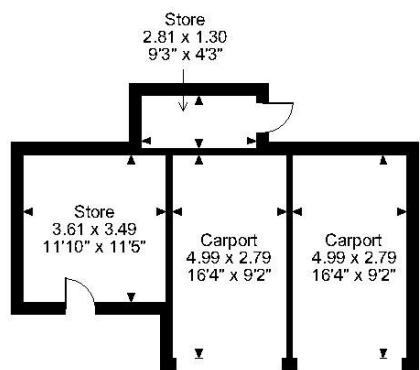
Total = 4045 Sq Ft/376 Sq M



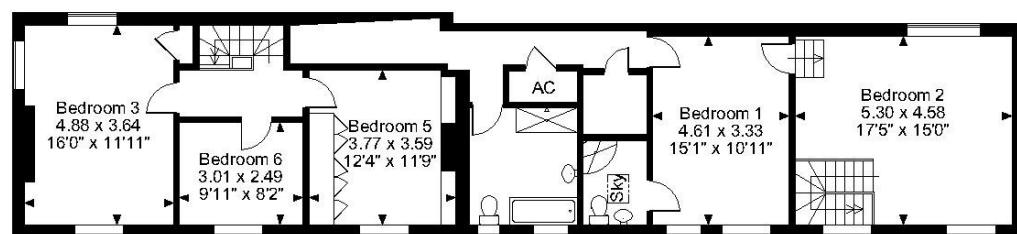
Lower Ground Floor



Ground Floor



Outbuilding



First 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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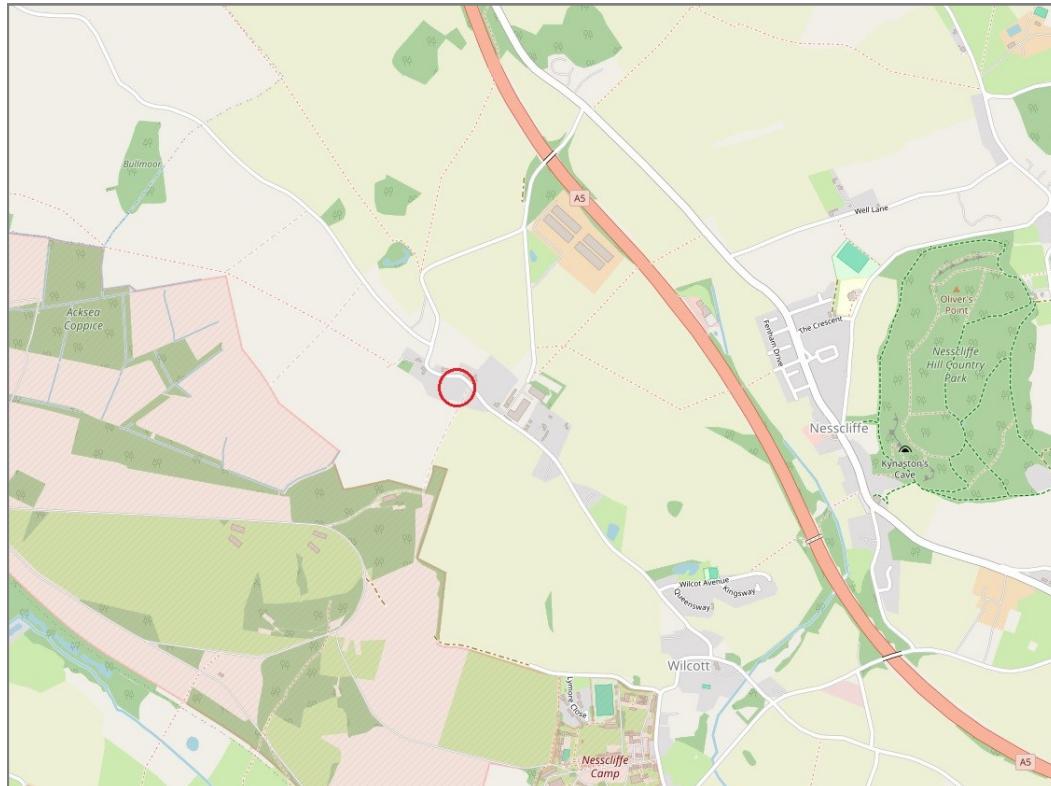
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	Band E
Services	Mains water and electricity are connected, with oil fired central heating and septic tank drainage

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

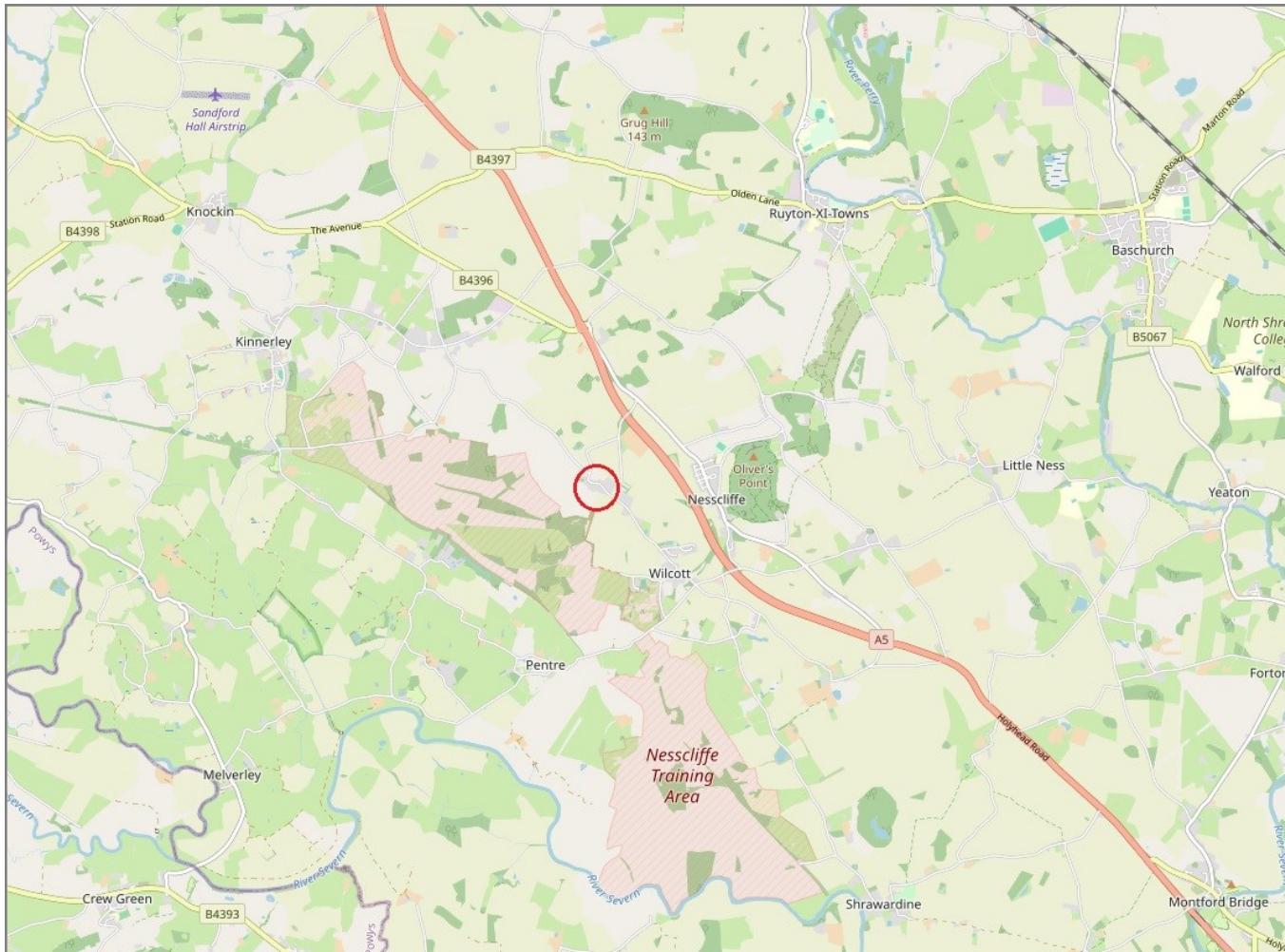


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