



Woodlands, Kingsland Road, Shrewsbury, Shropshire, SY3 7AF  
5 bedroom detached house - £1,850,000





5 bedroom detached house — £1,850,000

**An impressive, detached family residence standing in gardens and grounds extending to approximately one acre, located in a beautiful, peaceful setting bordered on one side by the Rad Brook and with a backdrop of mature deciduous woodland. The rear garden faces south.**

**The property is particularly well located in the sought after Kingsland area of Shrewsbury, just a few minutes walk to the beautiful historic town centre, neighbourhood shops, Shrewsbury School (0.2 mile) and Shrewsbury High School (0.3 mile). Longden Coleham Primary School is 0.4 mile away and Priory Secondary School is 0.6 mile away.**

**The house is a one minute stroll from some beautiful riverside walks. The Boathouse, a popular riverside pub/restaurant is an easy walk away along the riverside footpath.**

**The house was built in 2005 and offers spacious accommodation designed to take advantage of the beautiful outlook over the rear garden.**

The main features include:

- Covered entrance porch
- Large open plan kitchen/dining/sitting area with French doors opening onto a large paved terrace
- Drawing room with feature fireplace, vaulted ceiling and French doors to both the side and rear
- Family room/dining room with French door to rear garden
- Study/playroom off kitchen
- Oak fitted kitchen with curved breakfast bar, integrated appliances and curved granite work surfaces
- Utility room, back kitchen, and boot room that provides separate access from the front driveway

# WOODLANDS, KINGSLAND ROAD, SHREWSBURY, SY3 7AF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)

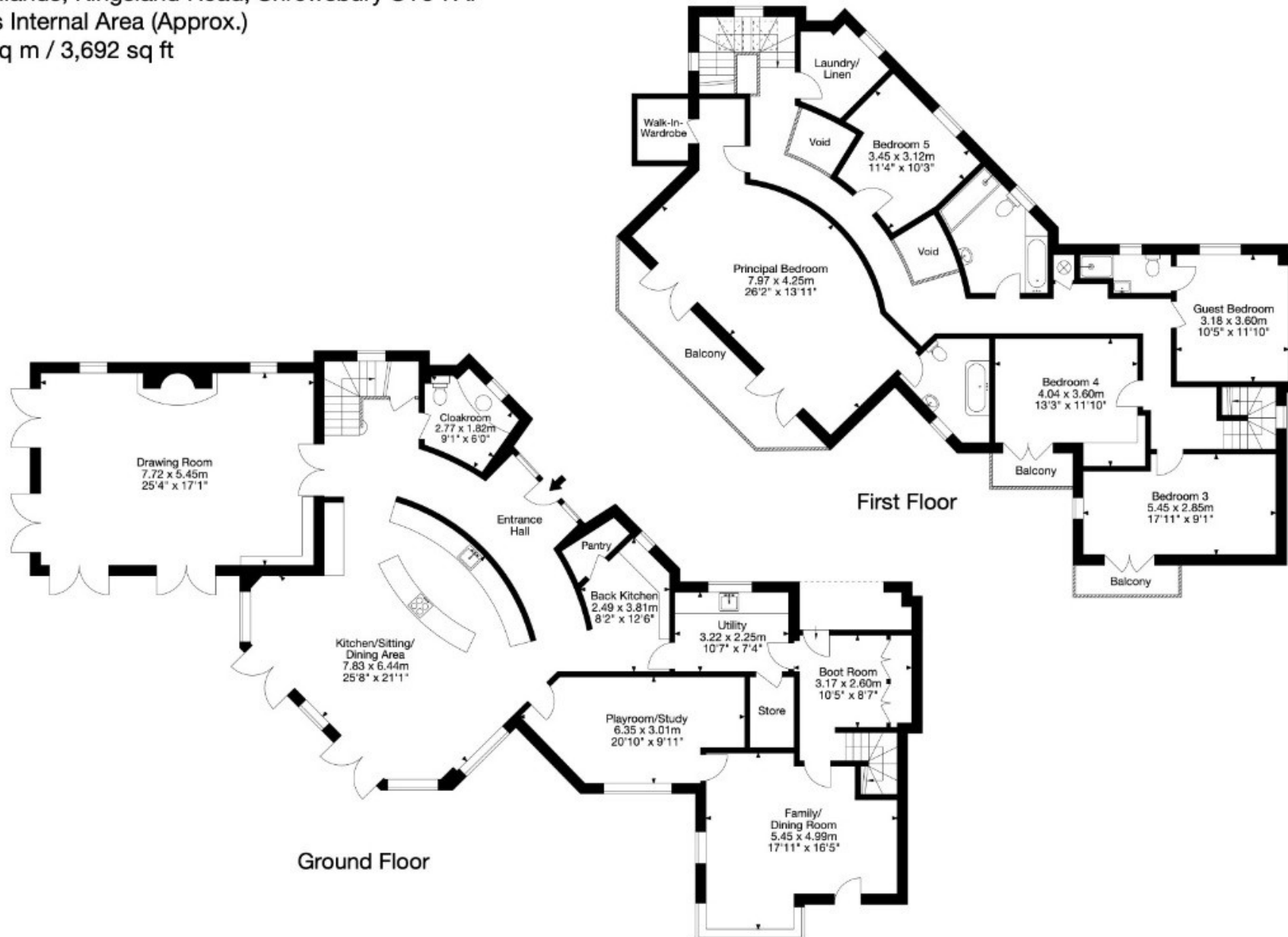
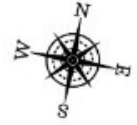
5 bedroom detached house — £1,850,000

- Master bedroom with ensuite bathroom, walk in wardrobe and French doors opening onto a large balcony overlooking the garden
- Four further bedrooms, two with balconies , one with ensuite
- First floor laundry room
- Family bathroom
- Secondary staircase
- Gas fired central heating with underfloor heating on the ground floor and radiators on the first floor
- Painted timber double-glazed windows
- Extensive private driveway and parking area for several cars. Ample space subject to planning permission for garaging off the front driveway.
- Magnificent, mature gardens to both the front and the rear of the property, which are mainly lawned with established and well stocked beds and borders and beautiful mature trees
- Large timber storage shed
- Secluded patio/barbeque/hot tub area located to the side of the house in a lovely setting close to the brook

<b>Services</b>	Mains water, gas, electricity and drainage are connected
<b>Tenure</b>	Freehold
<b>Local Authority</b>	Shropshire County Council
<b>Council Tax</b>	Band G
<b>EPC Band</b>	TBC
<b>Directions</b>	See map or use What Three Words App. (fuzzy.drive.hats) will take you to the front door.



Woodlands, Kingsland Road, Shrewsbury SY3 7AF  
Gross Internal Area (Approx.)  
343 sq m / 3,692 sq ft



Please note that floor plans are not to scale, dimensions are only approximate and any important dimensions should be checked by a prospective purchaser on site.















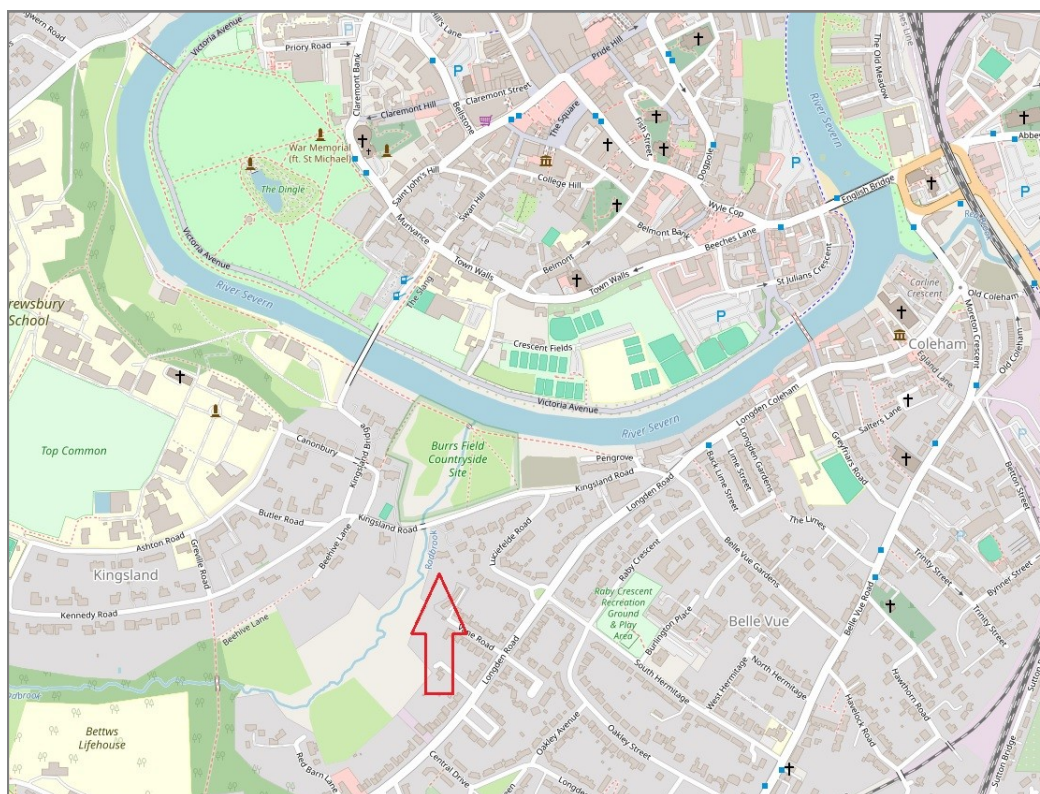




# WOODLANDS, KINGSLAND ROAD, SHREWSBURY, SY3 7AF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)

5 bedroom detached house — £1,850,000



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666

