



Sutton House Farm, Hexham Way, Shrewsbury, SY2 6QY

5 bedroom detached house — £900,000 Freehold

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Coopergreenpooks.co.uk

£900,000 Freehold—5 bedroom detached house

sales@cgpooks.co.uk

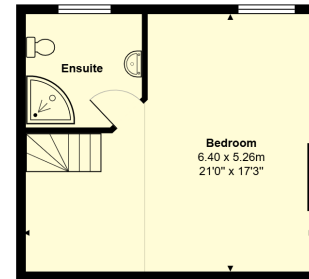
Set in half an acre of landscaped gardens on the fringe of town, this impressive and substantial Grade II Listed farmhouse dates back to the 17th century, and provides fantastic accommodation that has been sympathetically improved whilst retaining many of its original features.

KEY FEATURES

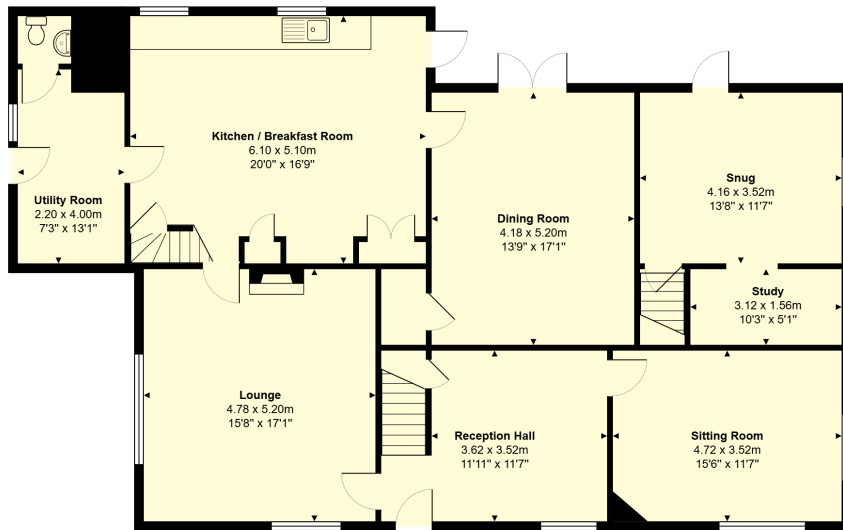
- Light and very spacious interior which has been tastefully modernised to a very high standard throughout
- Lots of wonderful original features, such as exposed ceiling and wall timbers, boarded and tiled flooring, panelled doors and open fireplaces
- Large reception hall connecting to separate living, dining and sitting rooms, 2 of which have wood burners and the dining room also has glazed double doors to garden
- Snug with separate study/home office area, as well as further glazed door to garden. There is also access to a useful cellar room
- Good sized kitchen/breakfast room with tiled flooring, exposed brick feature chimney breast and windows to rear. Adjoining which is a useful utility room with cloakroom providing side access
- Staircase from hall to first floor landing, where there are 3 double bedrooms and 3 en-suite bath/shower rooms
- On the second floor there are 2 further very spacious bedrooms, which also both benefit from having either an en-suite bath or shower room
- At the front of the property there is an extensive gravelled driveway and parking area for several cars
- Beautifully landscaped and private south facing garden which extends to about half an acre and laid mainly to lawn with established borders
- Direct access from the garden to the stunning Reabrook Valley nature reserve and also within walking distance to local shops, including Meole Brace retail park and several supermarkets. The property is also just a 5 minute drive from the bypass and under 10 minutes from the town centre.



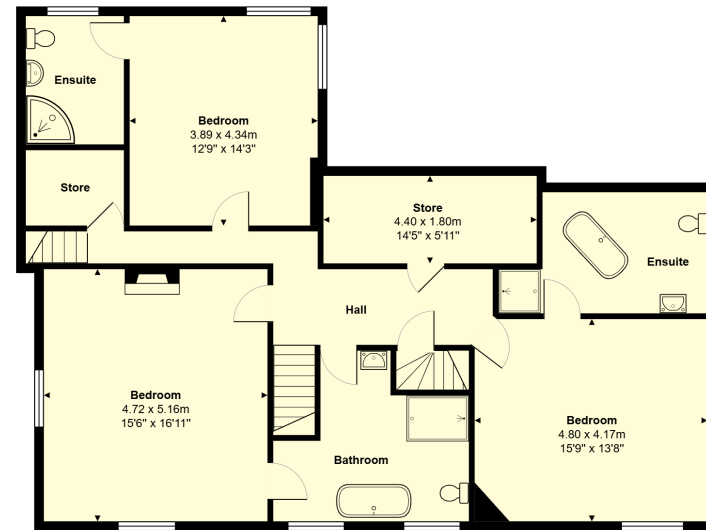
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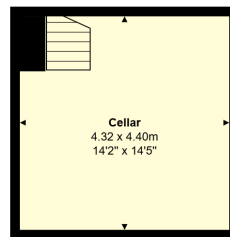
Second Floor



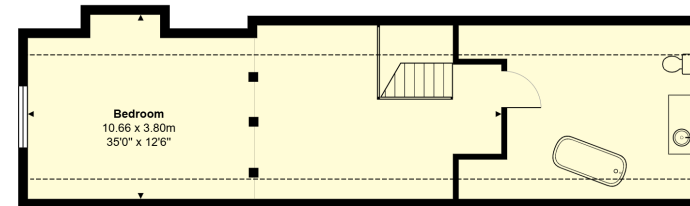
Ground Floor



First Floor



Cellar



Second Floor

Total Area: 363.8 m² ... 3916 ft²

All measurements are approximate and for display purposes only















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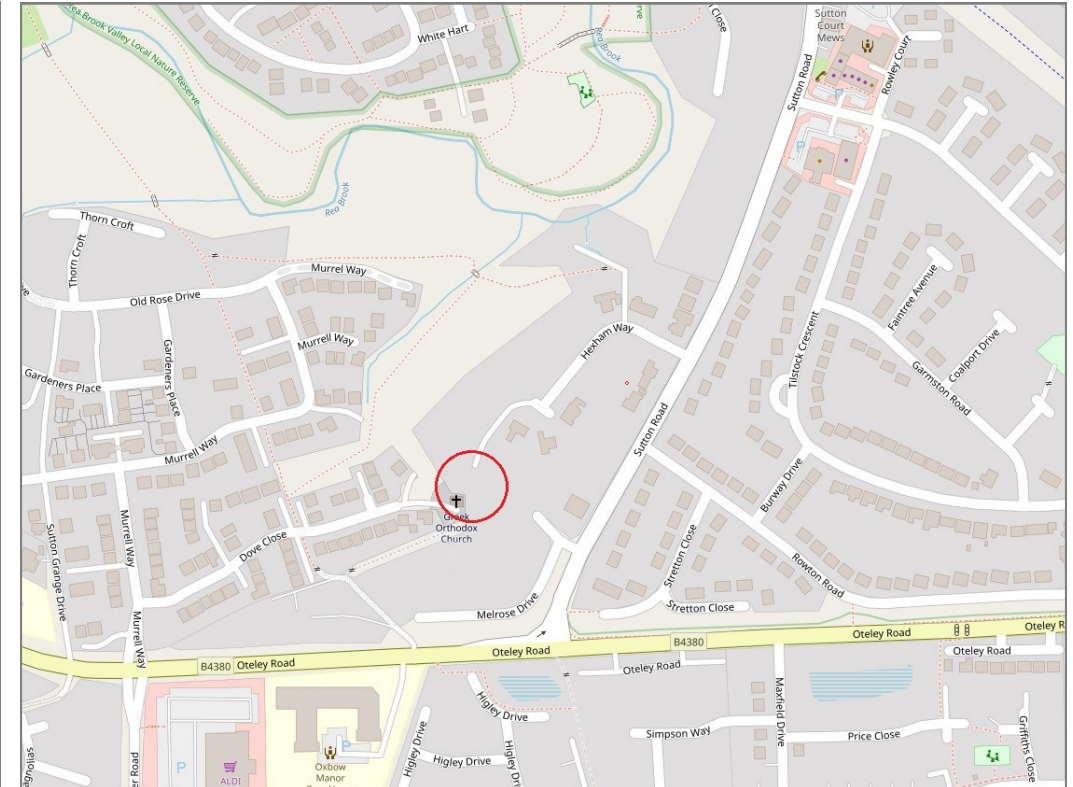
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	TBC
Services	All mains services are connected

 **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.

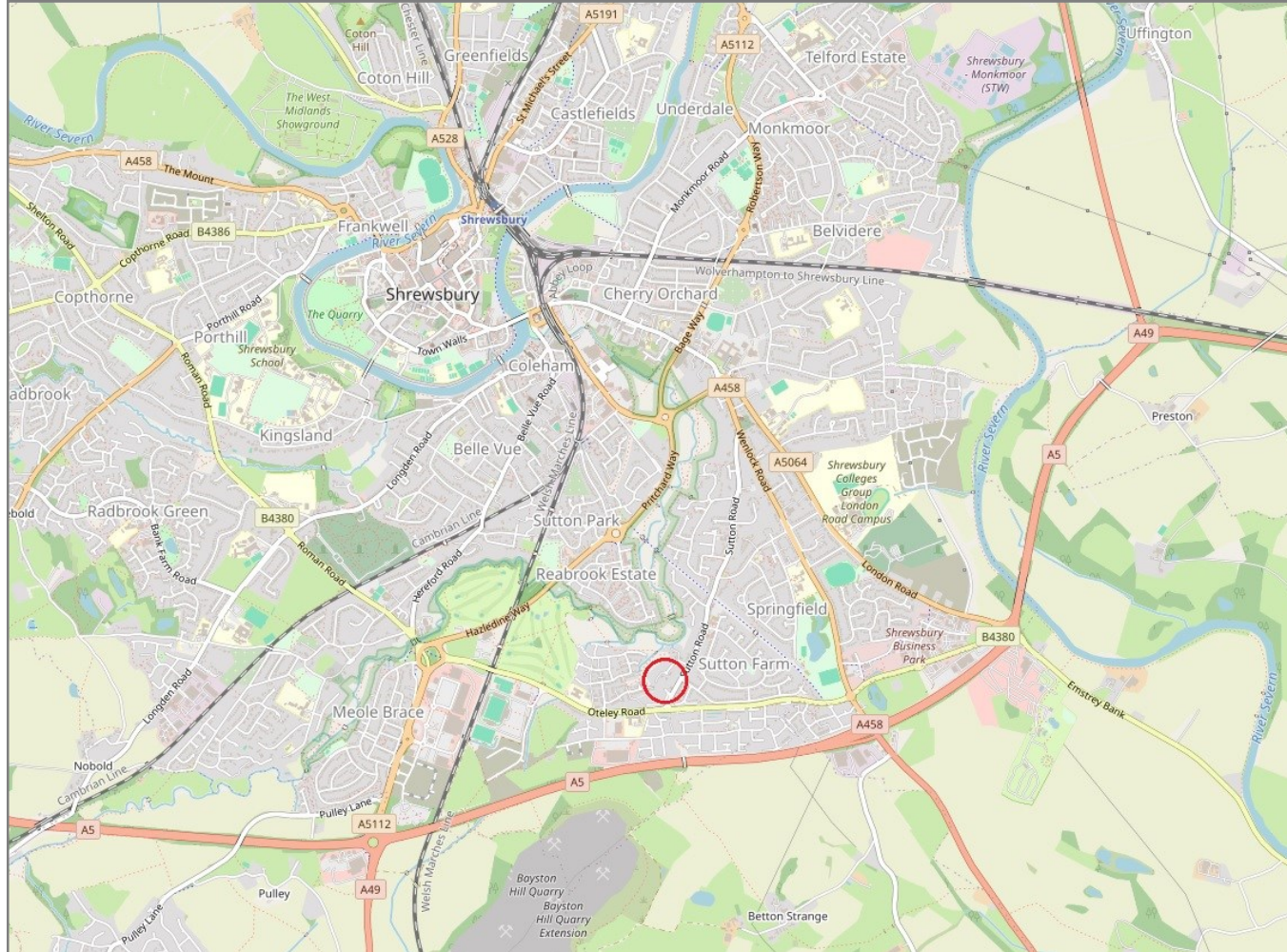
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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