



Bramble House, Cross Lane, Bayston Hill, Shrewsbury, SY3 0DF

5 bedroom detached house — £795,000 Freehold

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sales@cgpooks.co.uk

This substantial and individually designed family home is located in a private setting just a 5-minute drive from town. The property offers fantastic accommodation with many impressive features, along with a detached garage and studio, as well as a sizable indoor swimming pool with bi folding doors that open onto a lovely sun terrace.

KEY FEATURES

- Light, spacious and well-presented interior with oak effect flooring in most rooms, double glazed windows, gas fired central heating and revenue generating solar panels.
- Covered entrance area to hall with cloakroom and feature turning oak staircase to a large galleried first floor landing.
- Living room with sandstone effect fireplace and AGA multifuel stove. There are also glazed double doors to the rear garden and further double doors connecting to the family room. In addition to which there is also a sizable dining room which is currently being used as a home gym.
- Open plan kitchen/dining room with a seating area that has a glazed vaulted ceiling and double doors opening onto the rear sun terrace. The kitchen area has a range of gloss units with high spec integrated appliances, as well as an island unit with breakfast bar and granite working surfaces. There is also an adjoining utility room fitted to the same standard, which provides access to side hall.
- Side entrance hall provides separate access to a wet room and the superb indoor heated swimming pool with stone tiled surround and seating area, vaulted ceiling and bi folding doors opening onto the sun terrace and garden. There is also a plant room with pool filtration unit.
- On the first floor there are 5 double bedrooms and a well fitted family bathroom with free standing bath and separate shower. 2 of the bedrooms also have en suite shower rooms and the main bedroom has a Juliet balcony overlooking the rear garden.
- At the front of the property there is an extensive driveway and parking area for several cars, from which there is access to the detached garage which has an electric roller shutter door. There is an external staircase leading to the first-floor studio/hobbies room that would also make a great home office.
- Large private south facing rear garden which is mainly laid to lawn with established shrubs and also a very spacious Indian stone paved sun terrace. There is also a garden store and green house included in the sale.
- Quiet and private location on a driveway shared with just 2 other properties, whilst being just a 5 minute drive from the edge of Shrewsbury, bypass and Meole Brace retail park.

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Total area: approx. 339.8 sq. metres (3657.6 sq. feet)











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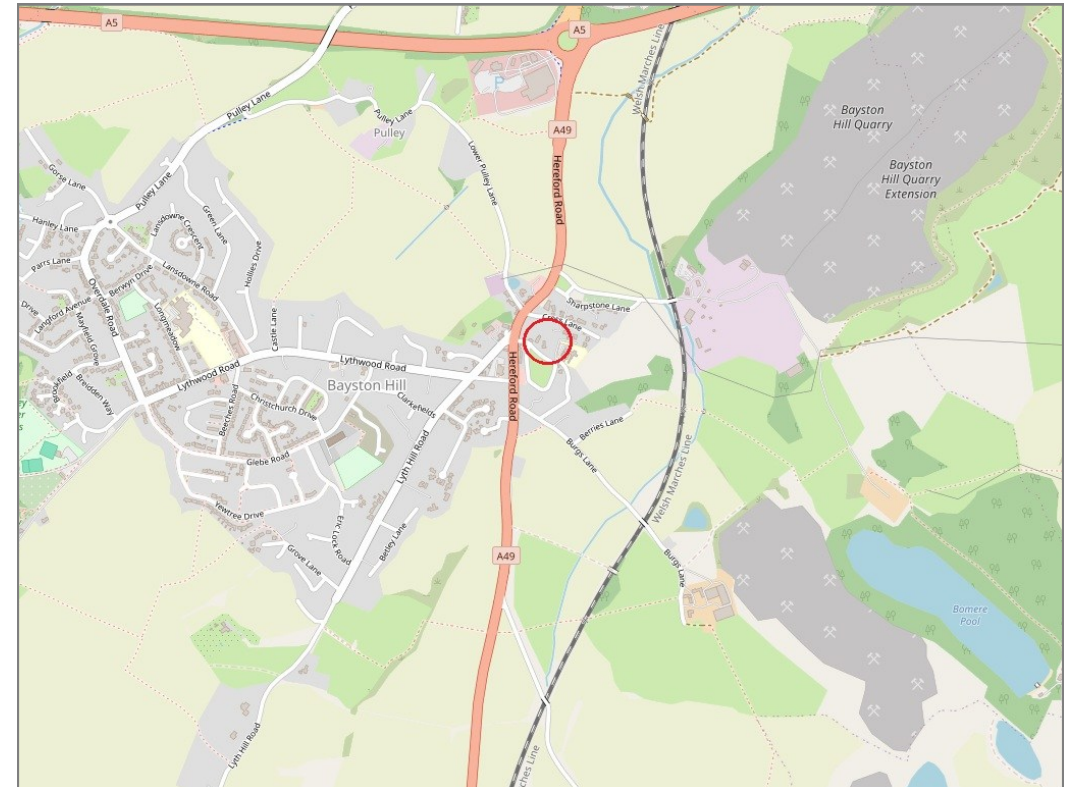
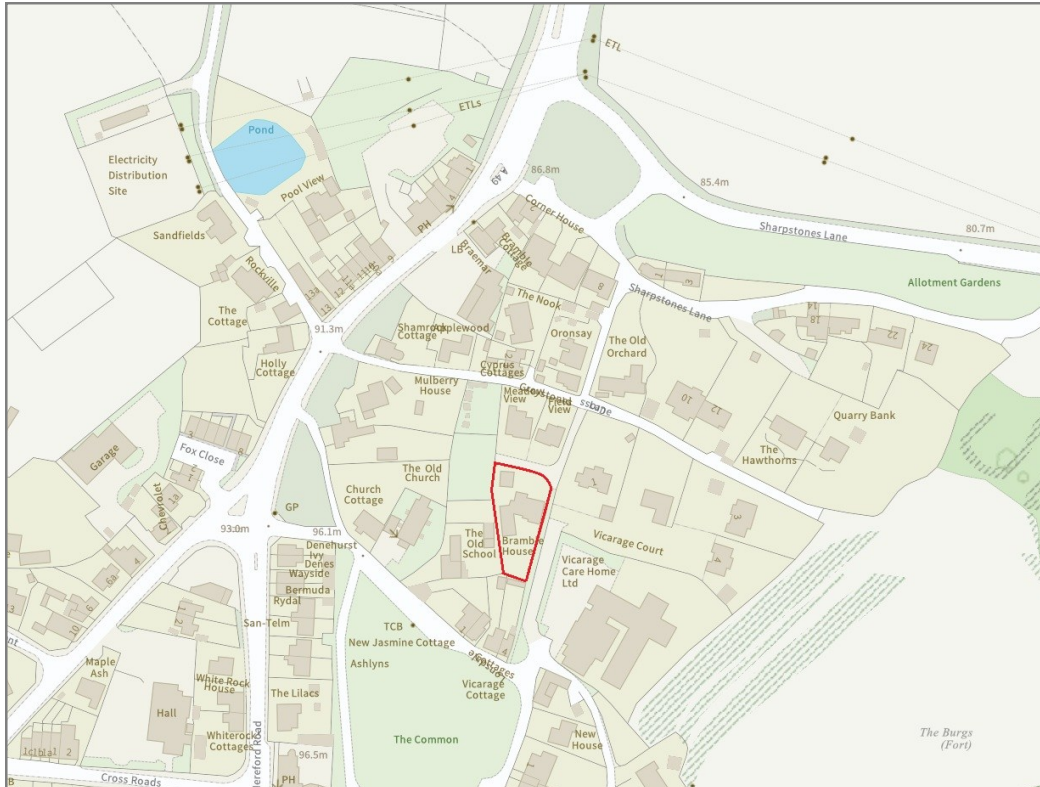
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
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.

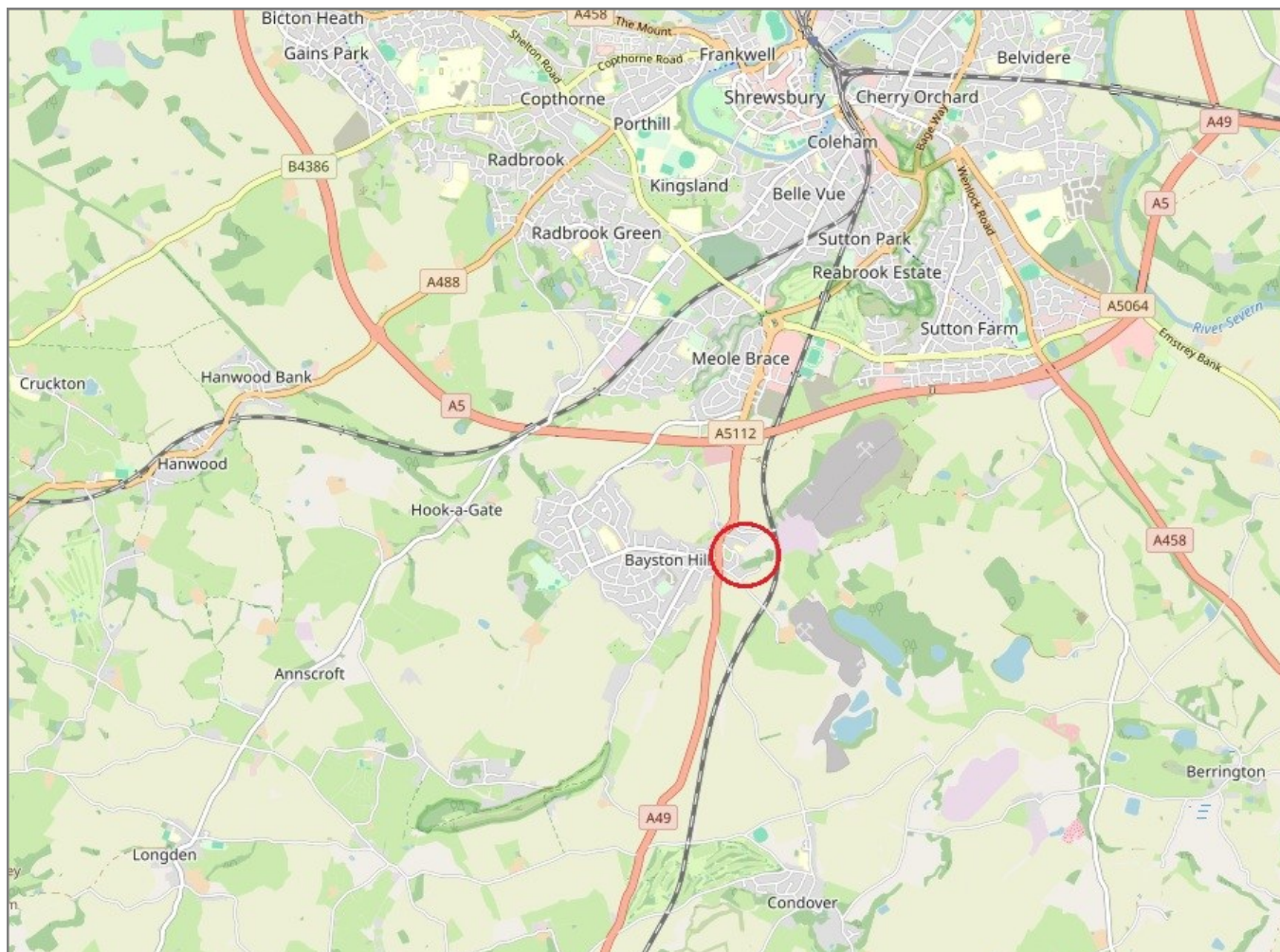
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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