



FOX HOLLOW

ARMOURY LANE | PREES | SY13 2EN





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Prees 1 mile | Wem 6 miles | Whitchurch 6 miles | Shrewsbury 16 miles | Stafford 28 miles
Stafford Station to London is 1 hour 16 mins.
(all mileages are approximate)

A wonderfully spacious detached family home with large landscaped gardens and picturesque views of the surrounding countryside. The gardens and land together, measure to approximately 4 acres.

Detached country house with orangery
Land to approximately 4 acres
Picturesque countryside views
Large landscaped gardens
Detached garaging and stables



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Fox Hollow is a detached and spacious country home which enjoys wonderful, far reaching views. The property also has a large field enclosing the gardens, ideal for grazing animals. The beautifully maintained gardens are a true highlight, featuring a variety of mature trees, and an impressive ornamental Koi pool that adds a peaceful and elegant focal point.

The property also benefits from a detached garage, complete with donkey stables and an adjoining greenhouse/store, providing both practical space and scope for further use.

SITUATION

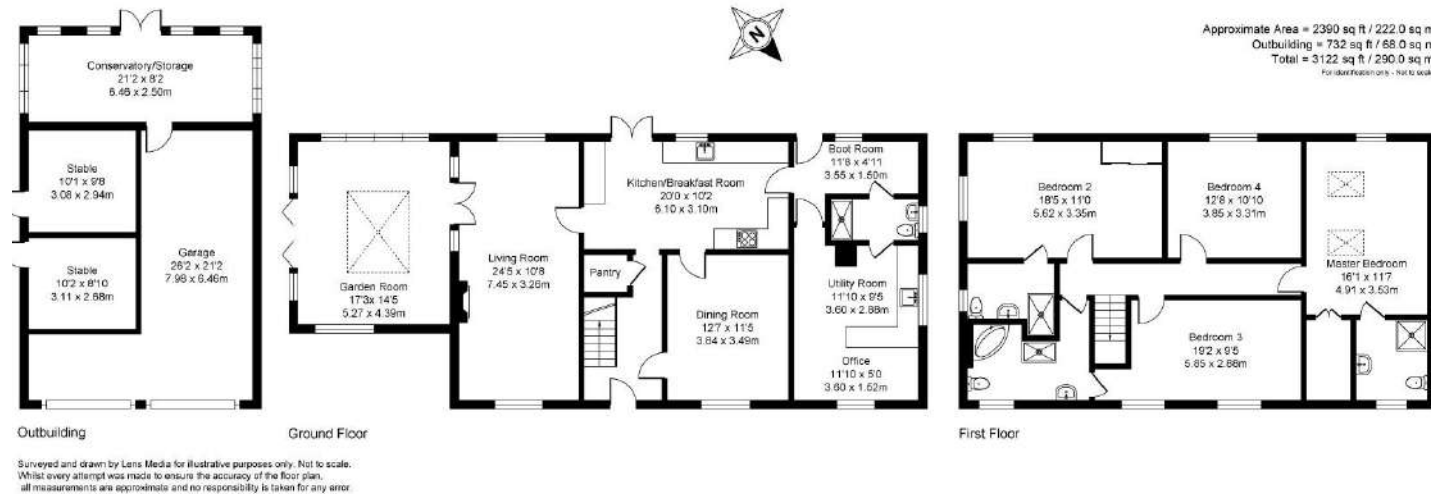
The property is located in the popular village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church and a well respected primary school.

The larger towns of Whitchurch, Shrewsbury, Chester and Telford are within easy driving distance, and there is a local railway station approximately two miles away which gives access to Whitchurch and Crewe to the North and Shrewsbury to the South.

PROPERTY

Fox Hollow is a wonderfully presented spacious family home with accommodation to over 2,000ft². It has light oak internal doors and a wealth of exposed timbers.

The property comprises an entrance hall through to the kitchen with a wide range of cupboards, composite work tops and range of integrated appliances including boiling tap and there is also a walk in pantry and double doors to the gardens. The property has a living room with feature fireplace, a wonderful orangery with bifold doors and great views over the gardens and land.



The dining room has feature wood block flooring, a useful boot room, utility room, study and ground floor shower room.

To the first floor is a master bedroom with fitted wardrobes and a large modern en-suite shower room. There is a wonderful guest bedroom with stunning views over the gardens and surrounding countryside. This bedroom has fitted wardrobes and a modern en-suite.

There are two further double bedrooms one with direct access into the spacious family bathroom. The bathroom comprises jacuzzi corner bath and separate shower.

The property has double glazed windows throughout, oil fired central heating and has the benefit of an EV charging point.





GARAGING AND GARDENS

The property is accessed off Armoury Lane where there is parking to the front. There is a gate off the lane which leads to the garage and a further parking area. The garage is complete with space for machinery and a work bench. To the rear is an attached greenhouse / store and to the side are two donkey stables which has potential for creating a stabling. To the side and rear of the garage is a large lawned area that leads to a gate into the fields. There is a footpath that runs along the northern most boundary.

The large formal gardens have been beautifully landscaped with a large paved area to the rear and side of the property, large area of lawn, mature flower borders with a wide range of plants trees and shrubs. There is a beautiful Koi pool with waterfall into a lower pool surrounded by aquatic plants.

GRAZING LAND

There is a surrounding 3.4 acre (approx.) field which has direct road access and is bordered by mature hedges and fencing. This presents wonderful opportunity for those looking to keep animals or livestock.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water and electricity are understood to be connected. Drainage is to a septic tank with field drain soakaway. Heating is via an oil fired boiler to the radiators and there is underfloor heating in the orangery.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

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Leave Whitchurch on the A49 towards Shrewsbury and proceed for approximately 5 miles, turn right signposted Prees. Continue into the village and turn left opposite the village Post Office into Church Street, continue up the hill and follow the road into The Pinfold. Follow the road for about ½ a mile and turn right into Armoury Lane just by Elmhurst Care Home.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



