



SPARROW FIELD HOUSE

MORETON STREET | PREES | SY132EQ





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MORETON STREET | PREES | SY13 2EQ

Prees Village Centre 0.5 mile | Whitchurch 5 miles | Wem 3 miles | Shrewsbury 14 miles
(all mileages are approximate)

A MODERN FAMILY HOME OF OVER 2000SQFT WITH LARGE GARDENS
AND OVER HALF AN ACRE OF LAND. THERE ARE WONDERFUL VIEWS
ONTO THE SURROUNDING COUNTRYSIDE.

Recently Constructed to a Bespoke Design
Providing circa 2400 sq ft of modern living
Gardens extending to around 0.68 acres
Substantial Garage/Workshop
Delightful Rural Location



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

This wonderful detached family home built in 2020 to exceptional standards and with air source heat pumps, solar panels, battery system and has an EPC OF B. The spacious property is just under 2,200 ft² and the plot size is approximately half an acre.

SITUATION

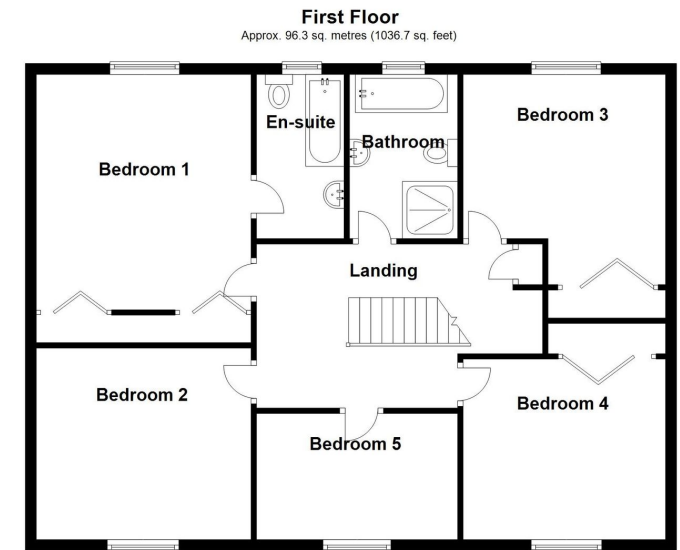
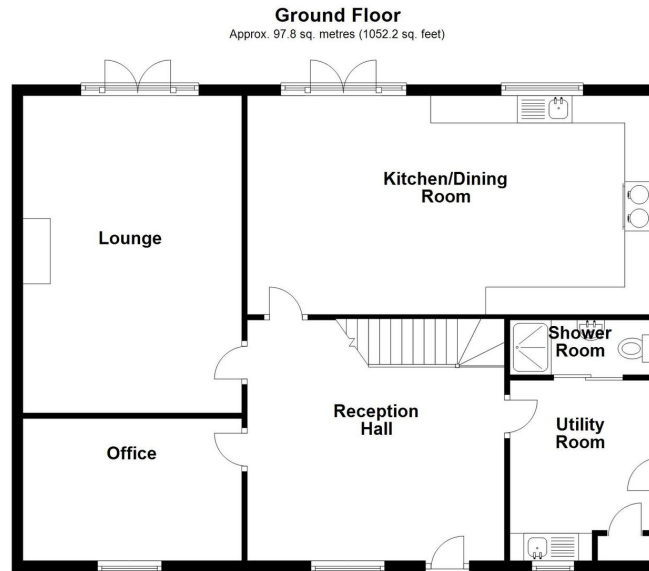
The property is located on Moreton Street on the edge of the popular village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church 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 half a mile away and this gives access to Whitchurch and Crewe to the North and Shrewsbury to the South.

PROPERTY

The accommodation comprises a front entrance porch, spacious reception hall, living room with feature fireplace with log burner and there are doors to the garden with wonderful views over the gardens and surrounding countryside.

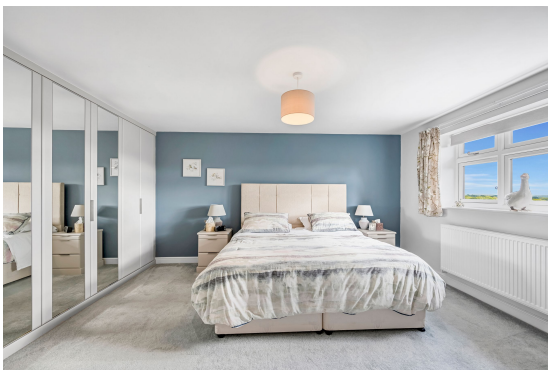
There is a family room / study to the front, large kitchen / diner with an excellent range of kitchen units, work top surfaces, integrated dishwasher, American style fridge freezer and range style oven. There are windows and doors overlooking the landscaped gardens and beyond. Also to the ground floor off the hall is a side entrance boot room & utility room and sliding door to a ground floor shower room.



Total area: approx. 194.1 sq. metres (2088.8 sq. feet)
Sparrowfield House

The stairs ascend from the reception hall to a large landing. There is a master bedroom suite with Hammond fitted wardrobes and an en-suite shower room. There are four further double bedrooms and a family bathroom that also has a separate shower.

The property was designed for air source heating so has excellent insulation. The ground floor has under floor heating and there are radiators to the first floor. The owners have recently added solar panels to the south facing roof and a battery system which keeps the running costs of the home to a minimum.



OUTSIDE AND GARDENS

The property is accessed off Moreton Street to a gravelled drive suitable for a number of cars. The drive continues to a detached double garage.

The gardens can be accessed down the side of the house or from the house itself. The beautifully landscaped gardens comprise a large Indian stone paved patio area with water feature flower borders and lawn. There are steps in the middle to the rest of the garden with a central wildlife pool with rockery and aquatic plants.

The main area of garden is laid to lawn and there is an African style gazebo overlooking the pool. To the side of the garden is a large kitchen garden with raised beds and greenhouse. There are wonderful views from the patio and gardens over the adjoining countryside.

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

We believe that mains water, electricity and drainage are available to the property. The heating is via an air source heat pump to underfloor heating to the ground floor and radiators to the first floor.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words [///exporters.ranches.observe](#)

From Whitchurch drive South on the A49 heading towards Shrewsbury. Turn right for Prees and drive into the village and at the cross roads turn left into Church Street and at the top of the hill turn left into Moreton Street. Follow this for about 800 metres and the property is the second to last house on the right hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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.



