



**Fitzallen House, 3 Cound Park Drive, Cound, Shrewsbury, Shropshire, SY5 6BN**

**BERRIMAN**  
**EATON**





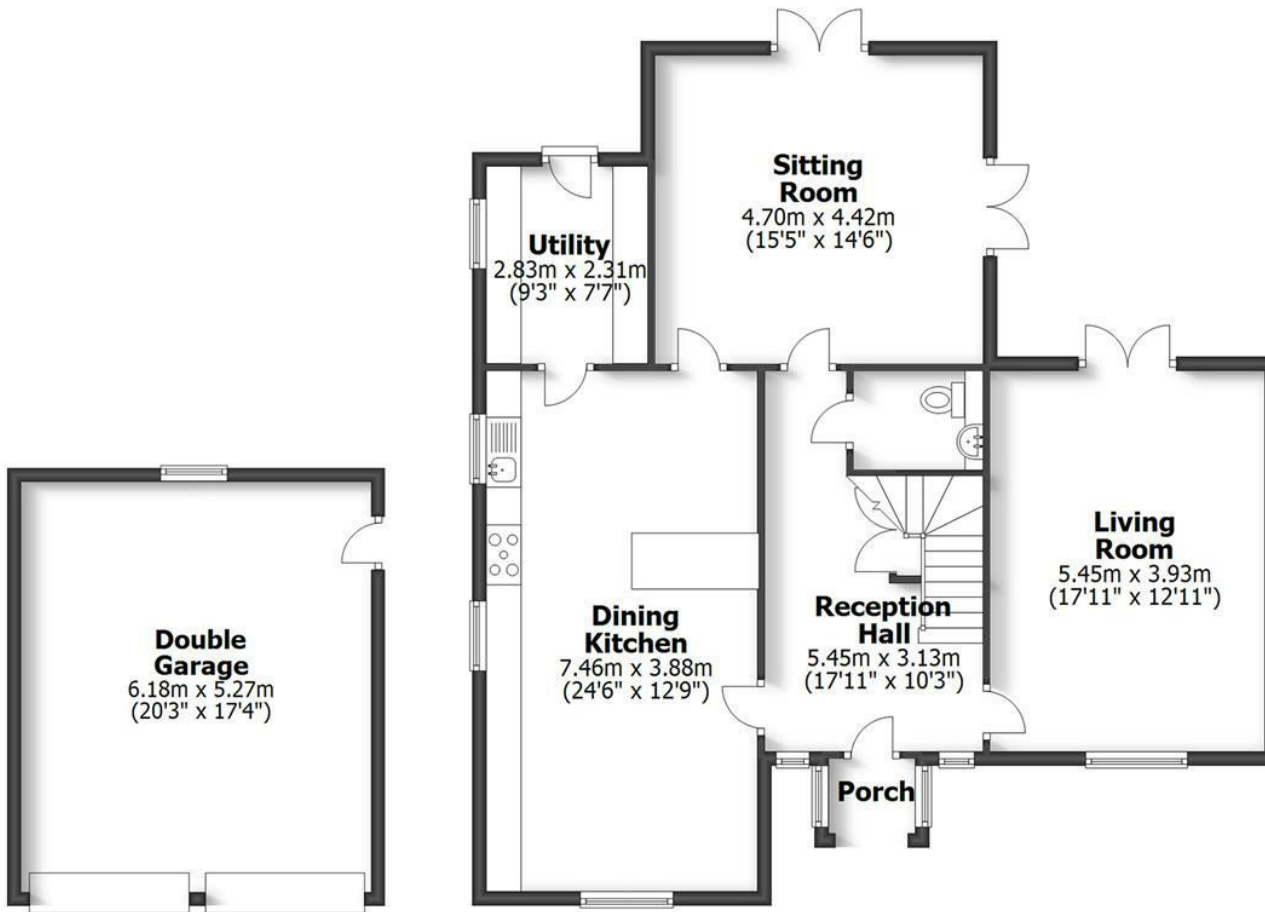
## Fitzallen House, 3 Cound Park Drive, Cound, Shrewsbury, Shropshire, SY5 6BN

An impressive and beautifully appointed four bedroom detached residence with double garage, set within this exclusive gated development of Cound Hall with far reaching views across to the Wrekin and within walking distance to the village.

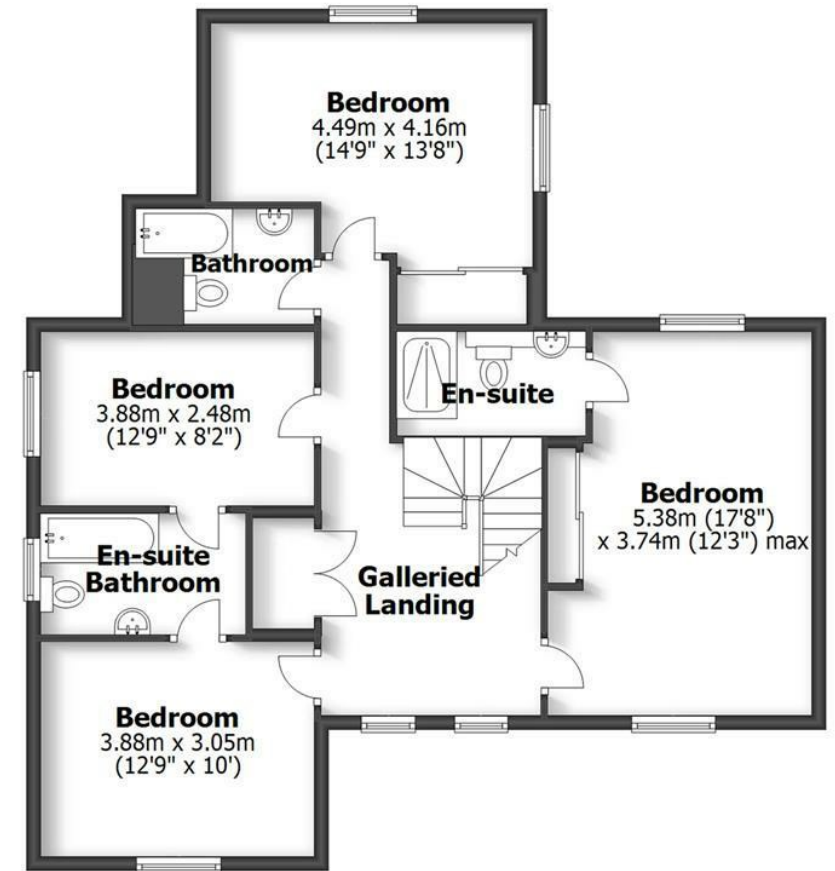
Much Wenlock - 6 miles, Shrewsbury - 6 miles, Ironbridge - 9 miles, Telford - 11 miles, Shrewsbury - 6 miles, Bridgnorth - 13 miles, Church Stretton - 17 miles, Birmingham - 43 miles.  
(All distances are approximate).

**FITZALLEN HOUSE**  
3 COUND PARK DRIVE, COUND

HOUSE: 186.0sq.m. 2001.7sq.ft.  
GARAGE: 32.6sq.m. 350.8sq.ft.  
**TOTAL: 218.6sq.m. 2,352.5sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

## LOCATION

Cound Park Drive was completed in 2006 and is located within the grounds of Cound Hall, surrounded by open Shropshire countryside and farmland just 6 miles south east of Shrewsbury Town giving excellent communication links to Telford, Wolverhampton and Birmingham with easy access to the M54, M6 and the M6 toll. A regular bus service runs directly from the gated entrance of Cound Park.

The village of Cound is steeped in history and is home to St Peters Church, dating back to the 14th century, a local cricket ground, tennis club and village hall are within walking distance along with the renowned snowdrop walks. The Riverside Inn pub and restaurant has recently opened nearby with an abundance of beautiful countryside walks and the River Severn. Schooling in both sectors can be found in the near-by towns of Bridgnorth, Much Wenlock, Shrewsbury and Telford.

## FEATURES

Fitzallen House forms part of this private and exclusive gated development, conveniently located between the towns of Much Wenlock and Shrewsbury. The property is designed, with an elegant facade, gothic style windows and high ceilings. Fitzallen House offers a double detached garage with a beautiful garden to the rear, having uninterrupted extensive views across the neighbouring pond, countryside and the Wrekin beyond. Enjoying a sunny aspect, the summerhouse sits on the edge of the pool creating an ideal retreat to sit and relax with a morning coffee or an evening G&T watching the thriving wildlife. The living accommodation is well configured offering three reception rooms, four double bedrooms and three bathrooms with underfloor heating to both floors along with an expansive loft space offering further potential.

In January 22, the Birmingham Post quoted Cound, Shropshire, as voted one of the most 'desirable villages' to live in the country. <https://www.birminghammail.co.uk/black-country/inside-one-britains-poshest-villages-22830134.amp>

## ACCOMMODATION

A pathway leads to an attractive front entrance with canopy tiled porch and front door opening into the SPACIOUS RECEPTION HALL. There is a GUEST CLOAKROOM/WC, storage and a turning oak staircase rising to the first floor galleried landing. The LIVING ROOM enjoys a dual aspect with double doors opening out to the garden and an open fire set within a stone surround. A large OPEN PLAN DINING KITCHEN is fitted with an extensive range of matching units with a breakfast bar and integrated appliances to include an electric double built in oven/grill, warming drawer and 5 ring hob above, sink unit and microwave with the provision for an upright fridge/freezer. There is a useful UTILITY ROOM providing provision for a washing machine, tumble dryer and chest freezer with a sink unit and door to the gardens. The SITTING ROOM boasts views across the gardens and beyond with two sets of double doors, accessed from both the reception hall and kitchen.

A turning Oak staircase rises to the FIRST FLOOR GALLERIED LANDING with access to a large loft space with pull down ladder. The PRINCIPAL BEDROOM SUITE, with a dual aspect has fitted wardrobes and elevated views across to the Wrekin. A newly fitted EN-SUITE SHOWER ROOM comprises a white suite to include a WC, wash hand basin with vanity unit, heated towel rail and walk-in shower. There are TWO FURTHER DOUBLE BEDROOMS having a JACK & JILL BATHROOM arrangement along with a FOURTH GUEST BEDROOM with fitted wardrobes, dual aspect to the rear with views and a HOUSE BATHROOM comprising a WC, wash hand basin and bath.

## OUTSIDE

Accessed through the communal gated entry, a tarmac driveway leads to Fitzallen House, with a private driveway and lawned gardens with hedge boundary. A DOUBLE DETACHED GARAGE is positioned to the side with large loft space above, two up/over doors to the front, light and power points connected along with the oil central heating boiler and controls for the biomass heating system.

The mature landscaped gardens are predominantly lawned and feature an open outlook with views across the pool and beyond creating a wonderful backdrop. A patio terrace leads off the back of the property with a sheltered seating/dining area leading to the lawn with planted borders and a mature hedge boundary enjoying a most private aspect. A delightful summer house, with lights and power connected, sits at the end of the garden, with doors and windows looking out over the pool and neighbouring farmland.

## SERVICE CHARGE

We are advised by our client that the service charge is approximately £83pcm (2022) Lambert Smith Hampton Group Ltd.

## SERVICES:

We have been advised by our client that mains water and electricity are connected. A combination of Oil fired central heating and Biomass heating is connected to the property. Private drainage. Verification should be obtained from your surveyor.

## TENURE:

We are advised by our client that the properties are FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX:

Council Tax Band: G  
Shropshire Council  
[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## VIEWING ARRANGEMENTS:

Viewings strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS:

From Bridgnorth head towards Shrewsbury on the A458 through Much Wenlock keeping on the A458. On entering Cressage, continue through passing the Riverside Inn on your right, where the entrance to Cound Park Drive can be found a short distance along on the left hand side.

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Offers Around £600,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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**BERRIMAN EATON**