



SAMUEL WOOD

Maple Fields, Orchard Lane, Hanwood, Shrewsbury, Shropshire, SY5 8LD

Offers In The Region Of £660,000



# Maple Fields, Orchard Lane

Hanwood, Shrewsbury, Shropshire, SY5 8LD



- Impressive, Individual Detached Bungalow
- Stunning Breakfast Kitchen with Adjacent Dining Room
- Double Garage and Workshop
- Three Double Bedrooms, Two Bathrooms
- Potential for Extending the Accommodation into the Attic Space
- Plot extends to approx 0.39 Acres (opportunity of additional paddock)
- Sun Room enjoys Garden View and Aspect
- Double Glazing & Oil Fired Underfloor Heating
- Popular Village Location & Good Road Links
- EPC Rating C

This meticulously crafted, bespoke detached bungalow epitomizes architectural excellence, boasting a blend of luxury and functionality. Nestled within approximately 0.39 acres of pristine gardens and with an adjoining paddock approximately 0.54 acres, available by separate negotiation. Ideally situated on the outskirts of Hanwood village, just minutes drive from Shrewsbury and convenience meets tranquillity. Hanwood itself boasts a range of amenities, including shops, pub and a junior school are all within easy reach.

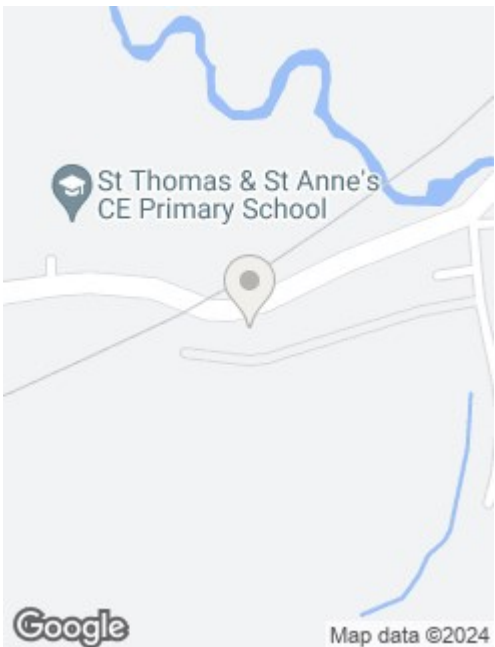
Step into the grand reception hall, a prelude to the spacious interiors that await. The sitting room exudes warmth, centered around a contemporary log burner, while the sunroom/orangery provides panoramic views of the picturesque paddock. The heart of the home, is the expansive luxury kitchen, featuring a central island/breakfast bar, seamlessly flowing into the dining room and utility area.

With three generously sized double bedrooms, including one with an en-suite shower room and a well-appointed family bathroom, comfort and convenience are paramount. A vast loft space presents endless possibilities for future expansion (subject to planning permission).

Outside, the meticulously maintained gardens provide a serene backdrop, while the versatile paddock offers potential for various uses or the epitome of refined countryside living in this unique architectural home. A detached garage and separate timber workshop offer ample storage and workspace.







## Directions

From Shrewsbury, take the A488 Bishops Castle Road to the village of Hanwood. Continue over the small bridge and turn left just before the garage into Orchard Lane. After a short distance, there is an entrance of the right with the names of the houses it gives access to, including Maple Field, which is the second property down the on the right hand side.

Services: We understand that the property has mains electricity, mains water, mains drainage, LPG hob and oil fired central heating with a bunded tank.

Broadband Speed: Basic 17 Mbps & 53 Superfast Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes. Indulge in modern comforts with oil-fired underfloor heating and double glazing, ensuring year-round comfort.





## Floor Plans



Total floor area 216.4 m<sup>2</sup> (2,330 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk