



SAMUEL WOOD

The Hawthorns, Stanley Green, Whixall, Whitchurch, Shropshire, SY13 2NE

Offers In The Region Of £525,000





# The Hawthorns, Stanley Green

Whixall, Whitchurch, Shropshire, SY13 2NE



- Expansive Grounds: 0.46-acre plot with mature gardens
- Shaker-Style Kitchen: Equipped with high-quality fittings and engineered oak flooring
- Living Room: Includes a bow window and side door to the garden, providing natural light, views, and a pleasing front aspect
- Ample Parking: Front and rear parking options accommodate multiple vehicles with ease
- EPC Rating E
- Spacious Dining Room: Flexible for both everyday living and entertaining
- Three Bedrooms: Each bedroom includes oak herringbone flooring, bringing durability and timeless style
- Detached Double Garage and Large Workshop: Complete with a mezzanine for additional storage, ideal for practical use or hobbies
- Steel Clad Potting / Wood Shed and carport providing excellent storage
- NO UPWARD CHAIN

The Hawthorns offers a rare opportunity to own a substantial bungalow set on a 0.46 acre plot in Stanley Green, North Shropshire. Surrounded by serene countryside, this property balances privacy, practicality and proximity to local amenities. The mature gardens, presented with open lawns, flowering beds and landscaped borders, creates a peaceful outdoor retreat that complements the home's natural Shropshire surroundings. Located equidistant from Whitchurch and Wem, both vibrant North Shropshire market towns known for their welcoming communities and prime amenities. Whitchurch offers a blend of historic charm and modern conveniences, featuring independent shops, cafes and a range of services, while Wem is noted for its traditional market, local events and train station. The county town of Shrewsbury provides extensive shopping, dining and cultural opportunities, alongside excellent schools and transport links, ensuring all essential amenities are within reach. NO UPWARD CHAIN

The reception hall sets a welcoming tone. The kitchen and dining room enjoy open views and easy access to the garden, making this a practical hub for family life. Additionally, a utility room houses the oil central heating boiler and an extra WC, enhancing functionality. The spacious living room has a bow window to the front and a side door leads to the attractive garden.

The excellent detached double garage is a stand out feature, offering a versatile space for extra storage or hobbies. Garden walls define the majority of the property's perimeter, enhancing privacy.

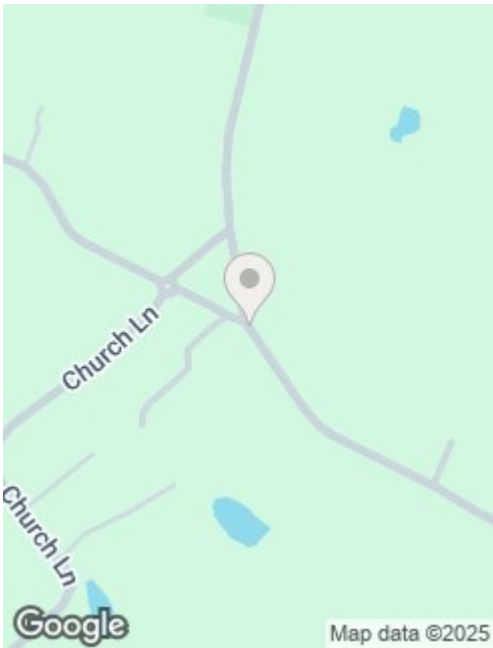
This property offers an ideal blend of rural charm and modern functionality, with each room thoughtfully designed to maximize comfort and style. We recommend a full inspection of both the premises and location to appreciate this unique property and rural lifestyle with connectivity.











## Directions

I'm sharing a what3words address to help you find this specific location. [///inviting.positive.reefs](https://www.what3words.com/inviting.positive.reefs)

**Services:** We understand that the property has oil heating mains electricity, mains water and septic tank (please ask the agent for more details on this).

**Broadband Speed:** Basic 16 Mbps & Superfast 80 Mbps

**Flood Risk:** No Risk.

**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.

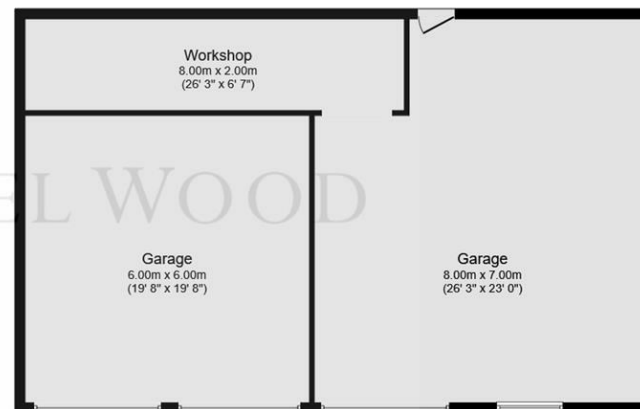












**TOTAL: 245.9 sq.m. (2,647 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

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