



SAMUEL WOOD

19 Church Road, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4NF

Asking Price £465,000







# 19 Church Road

Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4NF



- Charming Four Bedroom Property
- Separate Dining Room
- Stylish Bathroom
- Exquisite Gardens - Scope to Add Parking
- Telford 14 miles, Shrewsbury 10 Miles
- Contemporary Breakfast Kitchen
- Living Room With A Woodburner
- Bespoke Amdega Orangery
- Oil Fired Heating
- EPC Rating E

This exceptional property is located within the charming village of Stanton, in the picturesque countryside of Shropshire situated on a pleasant quiet road. With its lovely walks, a renowned gastro pub, and a delightful setting, Stanton has plenty to offer. With spacious and beautifully presented interiors, this home seamlessly blends traditional elegance with modern improvements. Its prime location is favoured by commuters to both Shrewsbury and Telford. Step into the enchanting traditional garden, where you'll discover a peaceful setting surrounded by nature's beauty.

Inside, the property radiates warmth and character with its charming, modernised and stylish living spaces. From the extended living room featuring a wood burner to the contemporary finishes in the kitchen, and a stunning bespoke Orangery overlooking the garden, every detail has been meticulously curated to create an inviting ambiance for everyday living. With its picturesque setting, exceptional features, and timeless appeal, this property epitomised English countryside living. An accompanied viewing is highly recommended to fully appreciate all that this remarkable home has to offer.

19 Church Road in Stanton upon Home Heath, Shropshire, boasts a charming ground floor layout, perfect for modern living. The entrance hall welcomes visitors into the home, with the spacious living room, ideal for relaxation and entertaining. Adjacent, the shaker style kitchen offers a functional space for culinary endeavours, while the dining room provides an inviting setting for meals with family and friends. Completing the ground floor is a convenient WC and a delightful Orangery.

Ascending to the first floor, viewers are greeted by four generously sized bedrooms. The family bathroom provides practicality and style alike.

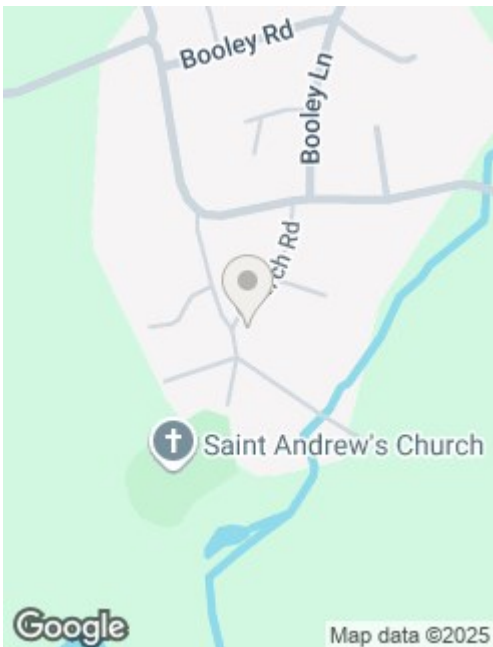
Outside, the property is enveloped by beautifully tranquil gardens. Whether you are savouring a morning coffee amidst the traditional plantings or hosting a summer gathering this quintessential English garden is sure to captivate. The garden also offers scope to add 2 parking spaces, estimated to only cost up to £5,000.











## Directions

From Shrewsbury take the A49 heading in a Northerly direction. Continuing through the village of Hadnall until you see signpost for Shawbury. Continue on this lane until meeting a T junction. Turn right for a short distance and then turn left signposted Stanton. Continue along this lane into the centre of Stanton Village. Church Lane is located on the right hand side.

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps, Superfast 80 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: C

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.













TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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