

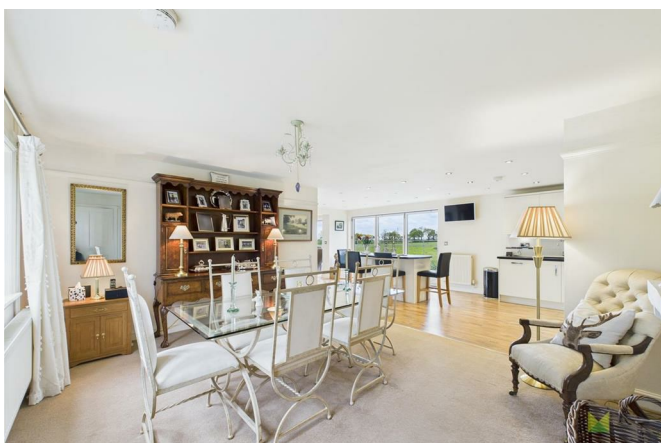
# Blockley House 11 Shrewsbury Road Preston Gubbals Shrewsbury SY4 3AL



**4 Bedroom House - Detached**  
**Offers In Excess Of £850,000**

## The features

- IMPOSING SANDSTONE HOME SET IN 1.5 ACRES
- MUCH IMPROVED AND BEAUTIFULLY PRESENTED THROUGHOUT
- PRINCIPAL BEDROOM WITH JULIETTE BALCONY
- DRIVEWAY WITH AMPLE PARKING, DOUBLE GARAGE AND LARGE STORE
- VIEWING ESSENTIAL
- BORDERED BY OPEN FARMLAND WITH OPEN VIEWS
- LARGE LOUNGE AND IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- 3 FURTHER DOUBLE BEDROOMS, BATHROOM AND SHOWER ROOM
- FORMAL GARDENS, Paddock AND WOODLAND
- EPC RATING TBC



\*\*\* IMPRESSIVE HOME SET IN APPROXIMATELY 1.5 ACRES \*\*\*

This imposing country home is set in gardens and paddock of approximately 1.5 acres with lovely rural outlooks over adjoining farmland. Beautifully presented the property has been much improved and extended by the current owners to provide deceptively spacious accommodation - perfect for today's modern lifestyle of a growing family, work from home and those who love to entertain.

Occupying an enviable and convenient location on the Northern edge of Shrewsbury, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities a short drive away at Battlefield along with the popular market towns of Wem and Ellesmere.

The accommodation briefly comprises Reception Hall, large Lounge and impressive open plan Living/ Dining/ Kitchen each having bi fold doors leading onto the sun terrace and gardens and from which enjoy a wonderful open aspect over adjoining fields. Utility/ Boot Room, Laundry Room, 4 generous double Bedrooms, Bathroom and Shower Room.

The property has the benefit of gas central heating, double glazing, large gravelled driveway with ample parking and turning, double Garage/ Workshop and delightful well stocked pleasure gardens.

Viewing essential.

## Property details

Blockley House is a fine example of a period sandstone original farmworker's cottage, believed to date back to the 1800s. Over the years having been sympathetically and architecturally designed and extended to provide spacious and versatile living and still offering scope for additional accommodation if required (and subject to the necessary consents).

Set within well maintained formal gardens, bordered by the paddock, ideal for a pony or sheep etc and woodland.

The property has been finished to a high standard of specification both inside and out and offers spacious rooms, many of which are filled with natural light and benefit from a wonderful open aspect.

### LOCATION

The property occupies an enviable position on the Northern edge of Shrewsbury, approximately 4 miles from the Battlefield link road, giving access to the A5/M54 motorway network.

For shoppers there is a range of supermarkets, stores, eateries etc at Battlefield along with a Park and Ride facility into the Town Centre. The Bridgewater Arms Restaurant at Harmer Hill is a short drive away along with the local Railway Station at Yorton which provides links to Shrewsbury, Crewe and London.

Directions - From Shrewsbury take the A528, Ellesmere Road, passing through the village of Albrighton. As you enter Preston Gubbals, take the left hand turn just before Roger Hotchkiss and Blockley House will be found after a short distance on the right hand side.

### RECEPTION HALL

Entrance to the spacious Reception Hall with useful understairs storage, radiator, wooden effect flooring.

### CLOAKROOM

with WC and wash hand basin. Cloaks hanging rail, ample boot storage space, gas central heating boiler. Radiator, window to the rear.

### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The perfect space for those who love to entertain and being naturally well lit.

The Dining area with two windows overlooking the front, chimney breast with wooden mantel over housing cast iron log burner with storage cupboards to the side, picture rail, radiator.

Kitchen/Breakfast featuring bifold doors opening onto the sun terrace and rear garden and from which there is a fabulous aspect over adjoining fields. The Kitchen is attractively fitted with range of cream fronted high gloss units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with worksurfaces over and having integrated dishwasher and fridge with matching fascia panels. Inset 5 ring gas fired hob with extractor hood over and pan and cutlery drawers beneath and eye level double oven and grill with storage over. Attractive tiled surrounds and range of eye level wall units with lighting beneath. Complementary free standing large island with additional storage and drawers beneath with overhang breakfast seating area. Recessed ceiling lights, wooden floor covering, radiator.

### LOUNGE

An excellent sized room being filled with natural light from large window overlooking the front and full width bi-fold doors leading on the sun terrace and garden, again having a lovely aspect over adjoining fields. Ornamental living flame fire, two media points, two radiators.

### UTILITY ROOM

Well fitted with range of shaker style wall and base units with worksurface, ample space for fridge/freezer, window overlooking the front, radiator. This room has great versatility and has potential for a Study/Home Office.

### LAUNDRY ROOM

with space and plumbing for washing machine, tumble dryer with work surface over, further room for Fridge Freezer. Window to the side.

### STORE ROOM

This is a great space for storage

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor, which splits off into two Landings from which lead

### PRINCIPAL BEDROOM

An excellent principal room again being flooded with natural light with double opening doors with Juliette style balcony and large window both of which provide a lovely open aspect over the garden and adjoining farmland. Media point, two radiators.

### BATHROOM

with suite comprising tiled panelled bath with low



level horizontal window to the rear with lovely aspect over open fields, wash hand basin set into vanity unit with storage beneath and WC. Complementary tiled surrounds, heated towel rail, window to the side and built in Aqua tv.

### **BEDROOM 2**

A generous double room with window to the front with pleasant aspect over the garden, radiator and tv point.

### **SHOWER ROOM**

fitted with large walk in shower cubicle with direct mixer shower unit, drench head, wash hand basin set into vanity unit with storage and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### **BEDROOM 3**

with window to the side, built in wardrobe, tv point and radiator.

### **BEDROOM 4**

with window to the front with aspect over the garden, radiator. Built in double wardrobe.

### **LARGE DOUBLE GARAGE**

A great space for cars or hobbies enthusiast. Remote up and over door, ample power points, fully insulated.

### **EXTERIOR**

The property is approached over a tarmacadam apron through double gates over large gravelled driveway which provides ample parking and turning space for numerous vehicles and leads to the Garage and former Piggery - which has potential to be converted into a Home Office or Garden Room.

The Gardens are a particular feature of the property and to the front and rear are well maintained formal gardens. These are bordered by the paddock, which would be ideal for a pony or sheep etc and then woodland.

### **GENERAL INFORMATION**

#### **TENURE**

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that all main services are connected.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### **REMOVALS**

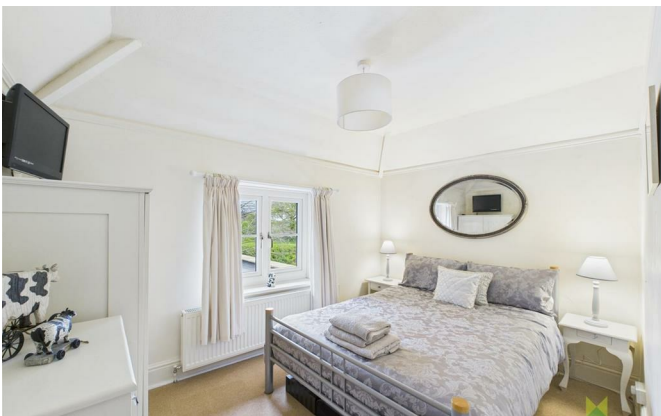
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### **NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



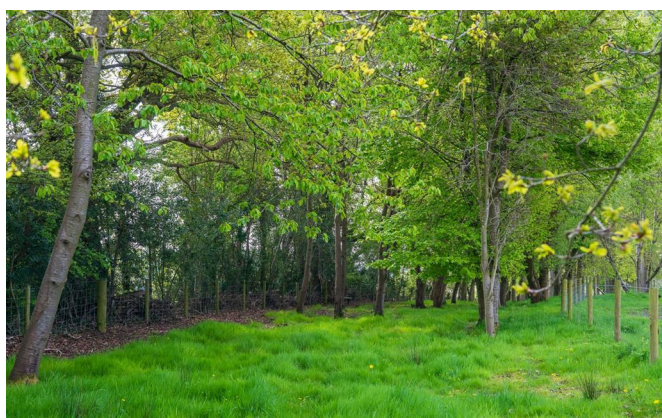
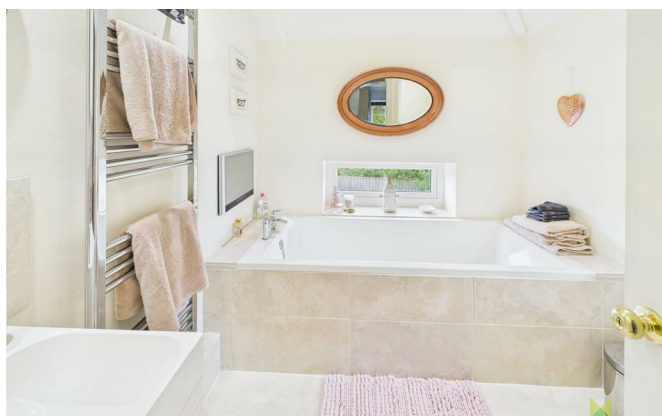
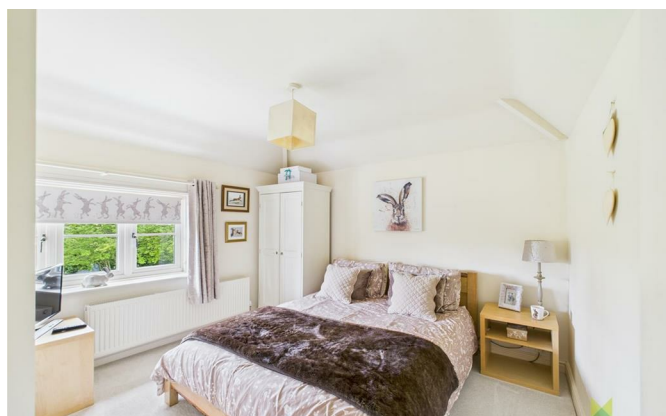






## Blockley House 11 Shrewsbury Road, Preston Gubbals, Shrewsbury, SY4 3AL.

4 Bedroom House - Detached  
Offers In Excess Of £850,000





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## Shrewsbury office

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
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Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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