



 SAMUEL WOOD



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4 Yew Tree Gardens, All Stretton, Church Stretton, SY6 6HZ

Offers In The Region Of £550,000







# 4 Yew Tree Gardens

All Stretton, Church Stretton, SY6 6HZ



- Individually Designed Detached Bungalow
- Beautifully Presented Throughout
- Breathtaking Views, Near Local Amenities
- Spacious Interiors
- Open-Plan Kitchen / Diner / Lounge
- High-End Fixtures and Finishes
- Off-Road Parking and Attached Garage
- EPC Rating B

4 Yew Tree Gardens is a unique residence in the picturesque village of All Stretton. This delightful property is of contemporary design, with a large, open plan living space and vaulted ceilings. There are magnificent views of the Shropshire Hills and a beautiful garden in which to enjoy the stunning location.

The nearby town of Church Stretton benefits from a range of local amenities including shops, cafes, public houses, restaurants, essential services as well as excellent transport links to nearby towns and cities. All Stretton is a lively village with a village hall, a local pub, a regular bus service and easy access to scenic walks and outdoor activities. Residents can explore the nearby Long Mynd and Stretton Hills and neighbouring towns of Shrewsbury and Ludlow.

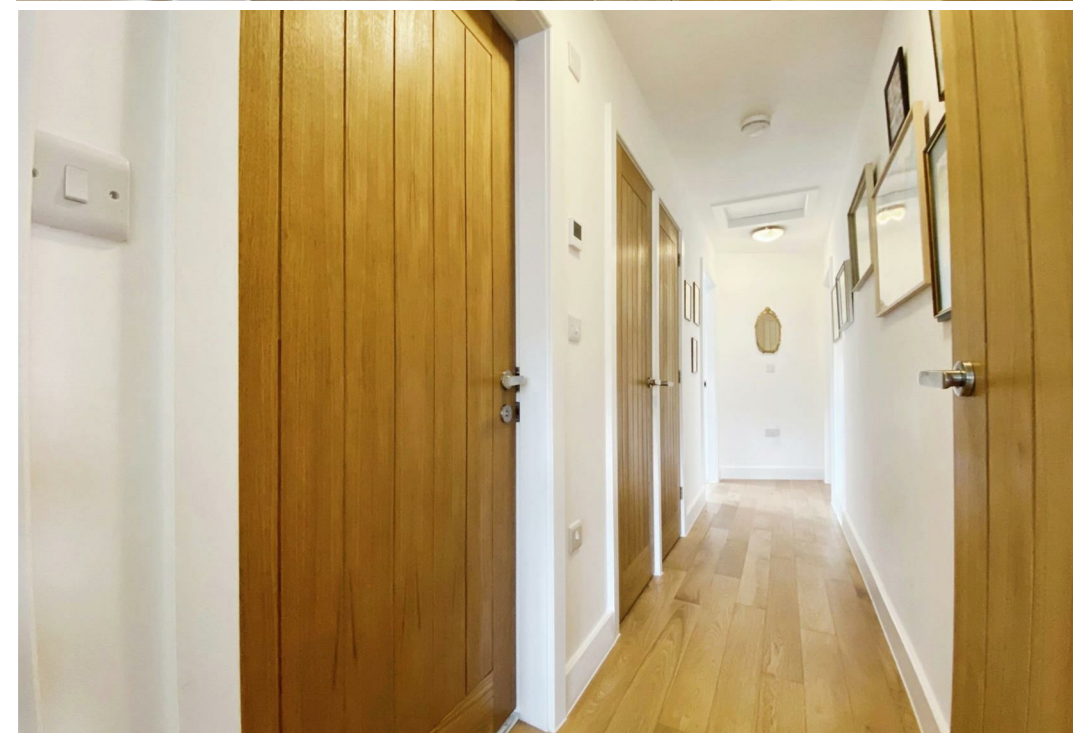
This well-designed residence is a perfect fusion of modern convenience and timeless appeal. The kitchen is well planned with high quality fixtures and fittings throughout. It features sleek countertops and built-in appliances including an eye level double oven, ceramic hob with extractor and overhead light, dish washer and fridge freezer. Accessed via the garage, a useful utility room provides space and plumbing for a washing machine and tumble dryer, with door to rear garden.

There are two comfortable double bedrooms, both have views of the hills. The master bedroom benefits from an en-suite comprising semi pedestal wash hand basin, low-flush W.C. and bidet in white. The house shower room is elegantly appointed featuring high-end fixtures and luxurious finishes. It has a walk-in shower, wall mounted semi pedestal wash hand basin and low-flush W.C. in white.

The living room is a particular feature of the property, large, full of light, with panoramic views. It is designed for both formal entertaining and casual relaxation, with sliding doors to the front, opening to a covered terrace. The front, rear and side gardens are beautifully landscaped with lawns and floral beds and a block paved driveway.











## Directions

From the Samuel Wood branch, 3, The Square, Church Stretton, continue North along the High Street (B5477) to Shrewsbury Road for 500m. Continue on this road past Church Stretton School on your right for just under a mile until you enter All Stretton. You will pass the Yew Tree Public House on your left, Yew Tree Gardens is the next turning on your left hand side.

Services: We understand that the property has a gas combi boiler with underfloor heating, mains electricity, mains water supply and mains drainage.

Broadband Speed: Basic 13 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: D

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.

To appreciate the unique charm of 4 Yew Tree Gardens, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

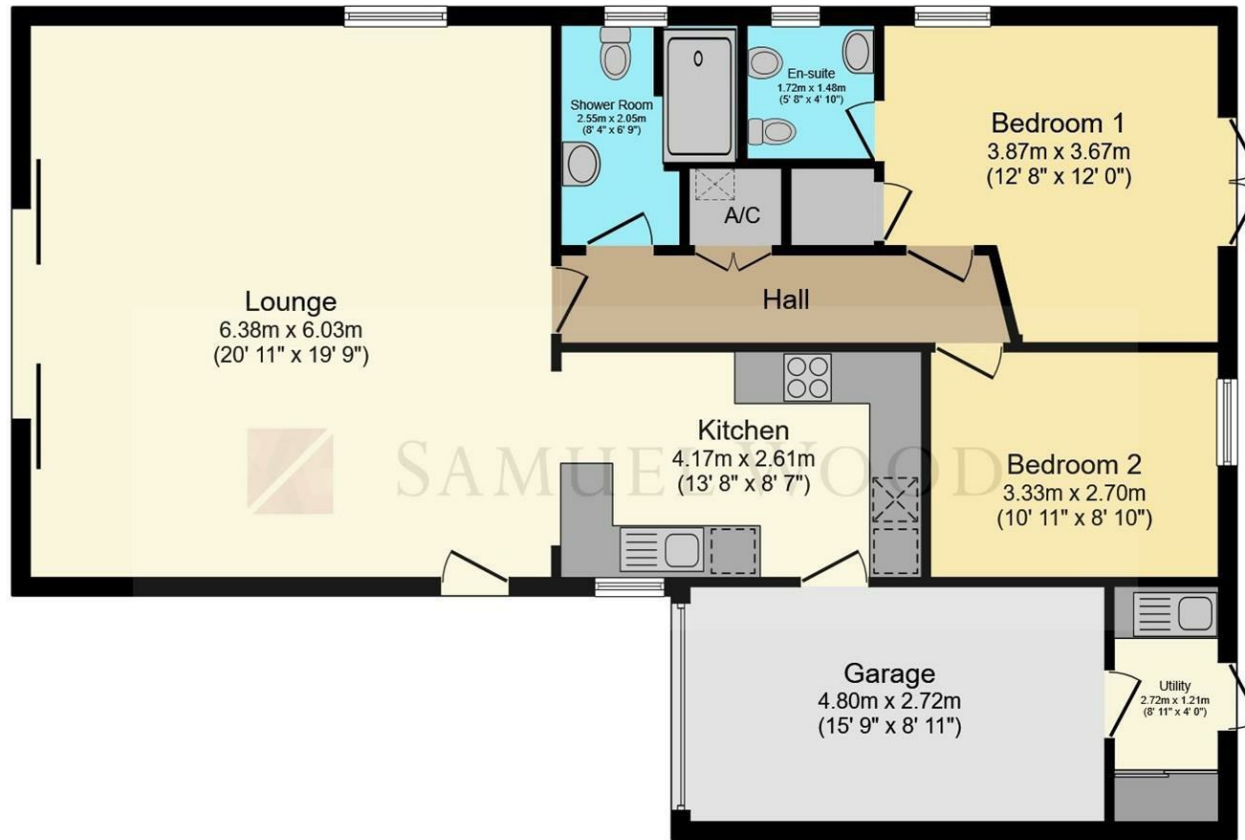












### Floor Plan

Floor area 104.8 m<sup>2</sup> (1,128 sq.ft.)

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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Tel: 01588 672728 | cravenarms@samuelwood.co.uk