



Woodside, 1 Condoover Park, Condoover, Shrewsbury,  
SY5 7DU

Shrewsbury & Country  
House Sales

**MILLER  
EVANS**



## Woodside, 1 Condover Park, Condover, Shrewsbury, SY5 7DU

£1,500,000 Freehold

A supremely well appointed and presented country residence set in the centre of extensive and stunning landscaped gardens with unspoilt and unrivalled views of the rolling South Shropshire Countryside.

London - 160 miles  
Birmingham - 48 miles

- Greatly improved, superior family residence
- Five bedrooms with four bath/shower rooms
- Dining room, drawing room, sitting room, study/bedroom 5
- Superb breakfast kitchen
- Extensive gardens and grounds of approx. 1 3/4 acres with unrivalled views



Woodside, 1 Condover Park is a superior and luxuriously appointed family residence. The house has a perfectly symmetrical façade and has been greatly improved by the current owners to provide well planned accommodation with rooms of pleasing dimensions, ideal for both comfortable daily living and large scale entertaining.

On the ground floor the three principle reception rooms are generously proportioned. The drawing room and dining room are well lit by large bay windows which overlook the gardens to the fore. The sitting room has large glazed French doors which open to the extensive terrace and overlook the landscaped garden. The sitting room communicates with the large breakfast kitchen, with extensive range of high quality units with a superb range of built in appliances, granite working surfaces and a large central island unit. The kitchen is also complimented by a large walk in pantry. Beyond the kitchen there is a laundry room and garden room. Also on the ground floor is a study/bedroom five with adjacent shower room. From the reception hall a bespoke staircase with balustrade and handrail rises to a balcony landing with a master bedroom suite supported by a walk in dressing room and luxury en-suite bathroom. Guest bedroom three with en-suite and two further bedrooms and family bathroom.







## GARDENS AND GROUNDS

The residence stands in stunning and extensive gardens in this enviable parkland setting, approached over a long driveway with a generous forecourt providing parking and turning space for guest cars and serving the 3 car garages with power and water supply.

The gardens are laid predominantly to manicured lawns with a variety of inset specimen trees with a large randomly paved formal terrace, providing an ideal relaxation/entertaining area taking full advantage of the unrivalled views of the surrounding countryside.

## SITUATION

The property is well placed just a short distance from the pretty village of Condover, with post office, village store, Church, golf club and cricket club, primary school and some 5 miles from the historic county town of Shrewsbury, with many fashionable bars, restaurants, Theatre Severn and the ever popular Quarry Park and Dingle Gardens. There is also an excellent choice of Schools, both in the private and state sector.



## INSIDE THE PROPERTY

### ENTRANCE VESTIBULE

### ENTRANCE HALL

17'0" x 11'0"

Oak parquet flooring

### SHOWER ROOM

### DINING ROOM

11'10" x 17'4"

Oak parquet flooring

### STUDY / BEDROOM 5

11'10" x 17'4"

### DRAWING ROOM

17'10" x 21'9"

Stone fireplace with wood burner

### SITTING ROOM

19'4" x 16'0"



**KITCHEN / BREAKFAST ROOM**  
21'0" x 18'7"

**LARDER**  
3'6" x 6'3"

**LAUNDRY ROOM**  
17'0" x 8'4"  
Large store/equipment cupboard

**GARDEN ROOM**  
28'10" (max) x 9'10"  
Door to garage.

**STAIRCASE** rising from entrance hall to **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
16'1" x 13'8"  
Range of fitted wardrobes (5'0" x 13'8")

**DRESSING AREA**  
8'3" x 7'9"

**EN SUITE BATHROOM**  
Fully tiled



**BEDROOM 2**  
15'0" x 17'4"  
Walk in wardrobe

**BEDROOM 3**  
13'9" x 17'4"  
Walk in wardrobe

**EN SUITE SHOWER ROOM**  
Fully tiled

**BEDROOM 4**  
12'2" x 15'10"  
Range of fitted wardrobes

**BATHROOM**  
Fully tiled

**OUTSIDE THE PROPERTY**  
Double garage with power and water supply. Single garage. Workshop  
Garden WC. External power and lighting.

## HOW TO GET THERE

When approaching from Shrewsbury take the A49 (Hereford Road south) and approximately half a mile after passing through Bayston Hill turn left towards Condover. Follow the road into the village and turn left at the signpost to Frodesley, Acton Burnell and Pitchford (Church Road). Follow this road, bearing right at the fork with 'Farm Friends day nursery', and take the next right turn into Condover Park. Woodside is the first property on the right hand side.



FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones

| 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                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

## SERVICES

We understand that mains water and electricity are connected to the property. Septic tank drainage. Oil fired central heating.

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND  
Tel : 0345 678 900

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