



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Manor Meadow, Cardington, Church Stretton, SY6 7JZ

£525,000

To view this property please call us on **01743 236 800** Ref: C7478/WM/KQ

A beautifully presented five bedroom detached family house.

This beautifully presented, five bedroom, detached family house has been much improved to provide well planned accommodation over three floors benefiting from stunning views over fields towards Caer Caradoc Hill and the Lawley. The accommodation briefly comprises; entrance hall, cloakroom, living room, garden room, dining room, kitchen/breakfast room, utility. Master bedroom with en suite bathroom, three further bedrooms and bathroom. Bedroom to second floor. Single garage and ample parking. Attractive gardens. The property also benefits from a recently installed, energy efficient Elkatherm electric heating system, compatible with Google home and Alexa, as well as underfloor heating to the bath and shower rooms. It also has superfast broadband with speeds of up to 900MB

This property is pleasantly situated in this small and exclusive development in the heart of this picturesque and highly sought after village. The property boasts stunning countryside views to the rear and pleasant outlook to the fore whilst local village amenities are within walking distance and include a village hall, village church and the renowned Royal Oak public house. Cardington is approximately 5 miles from Church Stretton and 12 miles from Shrewsbury, where a wider range of amenities can be found. The village of Cardington is served by the popular local primary school at Rushbury, only 3 miles away, and the secondary school at Church Stretton which is 6 miles away. A bus service collects from the village itself and also provides a daily service to Shrewsbury and Ludlow during term time.



INSIDE THE PROPERTY

ENTRANCE PORCH

CLOAKROOM

Window

Wash hand basin, wc

RECEPTION HALL

Solid wood flooring.

LIVING ROOM

13'6" x 15'5" (4.12m x 4.71m)

Window to the front

Feature fireplace with multi-fuel stove

Opening to:

GARDEN ROOM

French doors to rear garden

DINING ROOM

9'11" x 11'3" (3.02m x 3.43m)

Window to the rear

Solid wood flooring.

KITCHEN / BREAKFAST ROOM

13'8" x 9'11" (4.17m x 3.02m)

Range of matching wall and base units

Integrated fridge

Solid wood flooring.

Window

UTILITY

5'9" x 9'11" (1.75m x 3.02m)

Window

Integrated fridge freezer

Door to garage.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

12'9" x 9'8" (3.89m x 2.94m)

Window to the front

EN SUITE BATHROOM

Panelled bath

Wash hand basin, wc

Window

BEDROOM 2

13'9" x 11'5" (4.20m x 3.49m)

Built in wardrobes

Window to the fore

BEDROOM 3

9'7" x 13'4" (2.93m x 4.07m)

Window to the rear

BEDROOM 4

9'7" x 6'7" (2.92m x 2.00m)

Window to the fore

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING with skylights and access to large boarded out loft space and a useful airing cupboard.

BEDROOM 5

14'0" x 13'5" (4.26m x 4.10m)

Velux roof lights

OUTSIDE THE PROPERTY

GARAGE

19'8" x 8'2" (6m x 2.5m)

There is a spacious gravelled driveway to the front, providing parking and vehicular access to the garage. Neatly kept front garden laid to lawn with shrub borders.

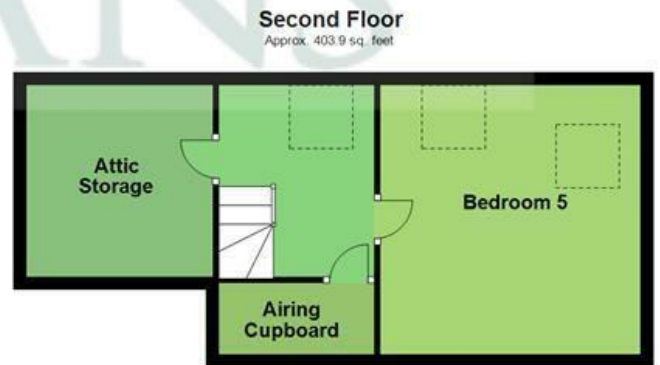
There is a good sized and neatly kept REAR GARDEN laid to lawn with large paved patio with shrubs and hedging. The garden is enclosed by a wooden fence and hedges and enjoys superb views of the Caradoc and Lawley Hills.







FLOOR PLANS ...

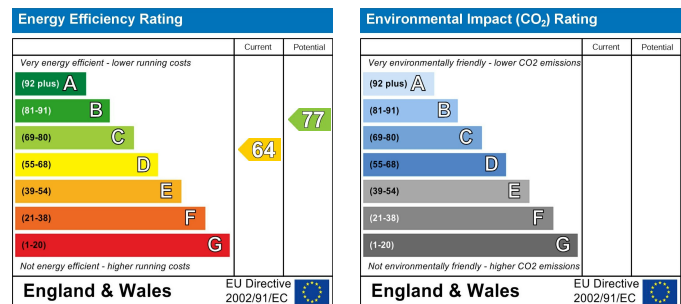


Total area: approx. 2068.0 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed north on the A49 and shortly before reaching the village of Leebotwood, turn right signposted to Cardington. At the T Junction, turn right and follow the road into the village. Travel down the hill, turning right once you reach the bottom and continue up the lane, where the entrance to Manor Meadow is found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: F

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.

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.

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 you with your decision to move.

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



www.millerevans.co.uk | homes@millerevans.co.uk

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