



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Field View, Felhampton, Church Stretton, SY6 6RJ

£650,000 Region

To view this property please call us on **01743 236 800** Ref: C7499/WM/KQ

A well presented and much improved, three bedroom semi-detached family house.

This well presented and much improved, three bedroom, semi-detached house provides well planned and well proportioned accommodation briefly comprising; entrance hall, living room, kitchen/dining room, sitting room, shower room and utility. Three bedrooms and bathroom to the first floor. Garage, private workshop and ample parking. The property offers superb Equestrian facilities including, three block built stables, foaling box /tack room. Hay and feed store. Fields totalling approx. 2 acres plus gardens and grounds.

The property is pleasantly situated in this sought after village location and boasts delightful views over adjoining countryside. Felhampton is conveniently located within easy reach of Church Stretton, where a wide range of excellent amenities can be found, including bus and rail services, co-op supermarket, good schools and a range of shops, cafe's and restaurants.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'5" x 15'1" (4.08m x 4.59m)

Window to the fore

Feature fireplace

KITCHEN / DINING ROOM

14'10" x 26'0" (4.53m x 7.92m)

Fitted with a range of matching wall and base units

Range of integrated appliances

UTILITY AREA

13'4" x 7'0" (4.07m x 2.13m)

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window

SITTING ROOM

13'4" x 12'5" (4.07m x 3.78m)

Feature fireplace

Window to the side

STAIRCASE rising from dining area to FIRST FLOOR
LANDING

MASTER BEDROOM

14'9" x 12'8" (4.49m x 3.85m)

WALK IN WARDROBE

BEDROOM 2

12'10" x 10'8" (3.90m x 3.24m)

BEDROOM 3

12'10" x 8'1" (3.90m x 2.46m)

BATHROOM

Roll top bath

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

ADJOINING WORKSHOP

The property is approached over a long private driveway providing ample parking. Neatly kept gardens. Three block built stables, foaling box, hay and feed store, garage and a workshop.

Fields extending to approximately 2 acres, plus gardens and grounds.



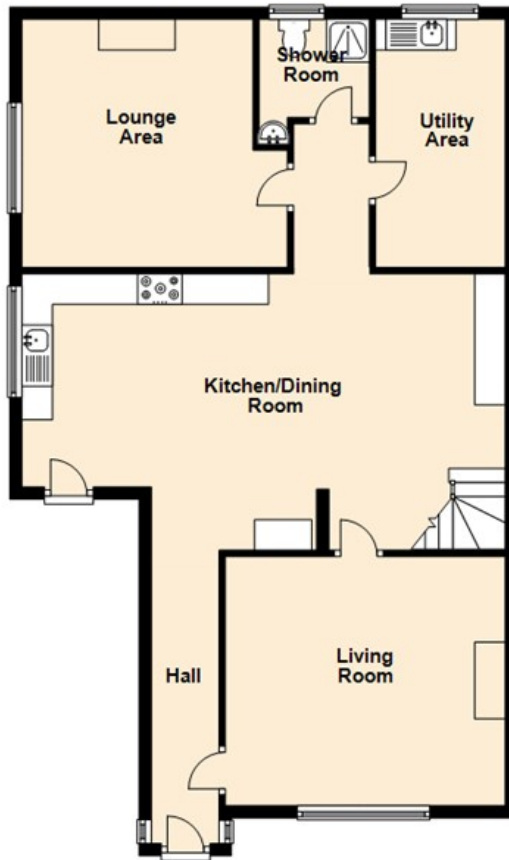
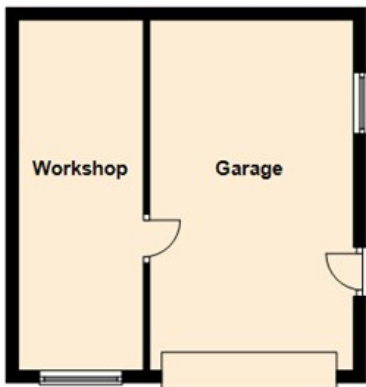




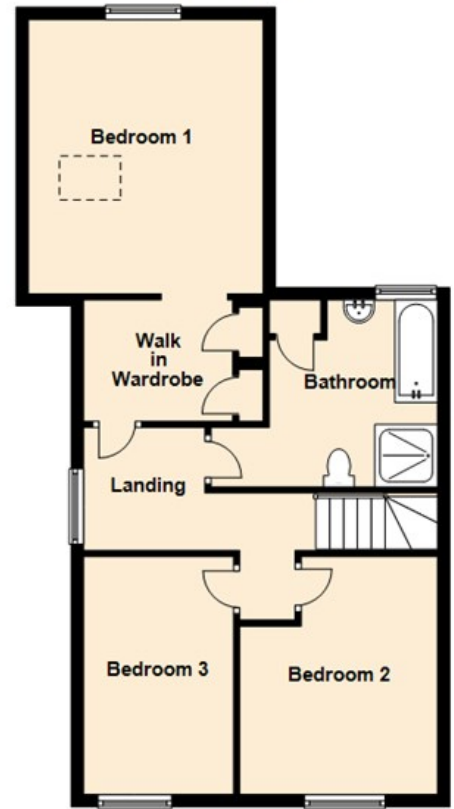


FLOOR PLANS ...

Ground Floor
Approx. 1325.1 sq. feet



First Floor
Approx. 695.0 sq. feet



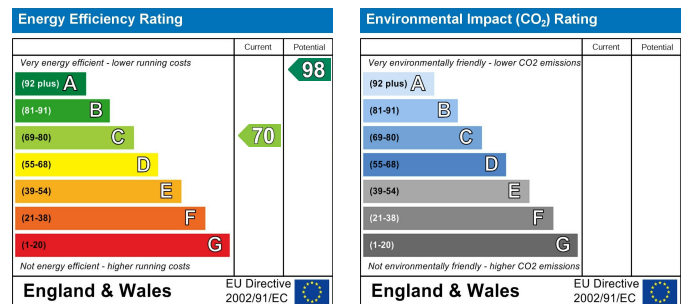
Total area: approx. 2020.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, continue south along the A49. Continue along the A49 passing Marshbrook into Felhampton, Turn right signposted to Bushmoor. The driveway to Field View will be found on the right hand side

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains electricity, drainage are connected. Septic tank drainage. Bottled gas and oil. New Sapphire Eogb boiler biofuel ready.

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: C

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:



The UK's number one property website

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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