



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Hare Hatch, 15 Hope Common, Bentlawnt SY5 0HF**

**£525,000 Region**

To view this property please call us on **01743 236 800** Ref: C7258/GM/MU

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# A delightfully situated, extremely well presented, 3 bedroomed detached property.

This delightfully situated and extremely well presented, 3 bedroomed detached property has been much improved by the current owners to provide well planned and well proportioned accommodation throughout. The accommodation includes : spacious entrance hall, cloakroom/wc, kitchen, beautiful lounge with oak floors and a log burner, dining area boasting a stunning view, study, ground floor bedroom, master bedroom with shower room en suite to the first floor, a further double bedroom and principal bathroom. Parking. Large timber store. Extremely attractive and good sized gardens. The property also benefits from oil-fired central heating and double glazing.

This property occupies a particularly peaceful and picturesque, elevated position amongst the South Shropshire Hill. Bentlawnt is approx. 14 miles south of Shrewsbury, there is an active village hall and a frequent mobile post office and library. The surrounding countryside provides wonderful opportunities for recreational pursuits.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Built in storage cupboard.  
Large window to the front with beautiful views.

### CLOAKROOM/WC

White suite comprising wash hand basin  
Low flush wc  
Window to the front.

### KITCHEN

10'4" x 10'4" (3.14m x 3.14m)  
Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over and tiled splash  
Tiled floor  
Windows to the rear.

### LOUNGE

12'1" x 26'5" (3.69m x 8.04m)  
A beautiful room with exposed beams, oak floor and attractive free standing log burner  
Understairs storage cupboard.  
French doors leading out to :

### VERANDA

13'1" x 7'0" (3.98m x 2.13m)

### UTILITY AREA

5'4" x 6'11" (1.65m x 2.13m)  
Door to side with steps leading to garden

### DINING AREA

7'7" x 23'2" (2.31m x 7.06m)  
With oak floor  
Triple aspect windows to the rear boasting stunning views  
Exposed beams.

### STUDY

11'0" x 6'11" (3.36m x 2.12m)  
Window to the front and side boasting stunning views.

### BEDROOM 3

11'0" x 10'4" (3.36m x 3.14m)  
Window to the front boasting stunning views.

From the lounge a STAIRCASE rises to the FIRST FLOOR LANDING with doors leading to :

### BEDROOM 1

12'1" x 13'0" (3.68m x 3.95m)  
Range of fitted wardrobes.

### EN SUITE

Fitted with a modern white suite comprising tiled shower cubicle  
Pedestal wash hand basin  
Low flush WC  
Wall mounted heated towel rail  
Part tiled floor and walls.

### BEDROOM 2

12'1" x 10'10" (3.68m x 3.31m)  
Window to the front boasting stunning views.

### BATHROOM

Fitted with a modern white suite comprising panelled bath  
Low flush WC  
Pedestal wash hand basin  
Tiled floor  
Part tiled walls.  
Velux window.

## OUTSIDE THE PROPERTY

TO THE FRONT there is a private forecourt providing parking and turning space with a DETACHED TIMBER STORE (5.5m X 3.1m). Adjoining the forecourt are steps which lead down to an attractive patio which provides access to the reception area.

The GARDENS are a particular feature of this property and have been attractively landscaped, providing a variety of seating areas, paved pathways, attractive flower and shrub beds, a spacious lawn area, an extremely high degree of privacy. All of the gardens enjoy superb views over the surrounding countryside and hills.









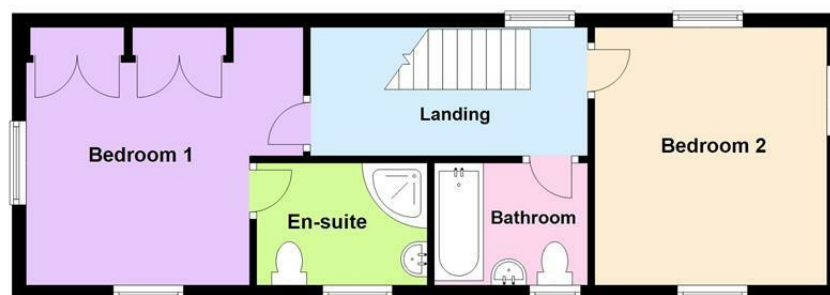
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FLOOR PLANS ...

**Ground Floor**  
Approx. 1059.2 sq. feet



**First Floor**  
Approx. 452.2 sq. feet



Total area: approx. 1511.5 sq. feet

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

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## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 Bishop's Castle Road proceeding through Hanwood, Pontesbury and Minsterley. On reaching the village of Hope, continue through the village, eventually turning right signposted to Bentlawnt, Leigh and Hope Primary School. After approx. half a mile turn left at the crossroads towards Bentlawnt. Travel up through the village and immediately after passing Oak Edge View, turn immediately left onto an unadopted lane where the property will be the last found on the left hand side. Please note: the postcode SY5 0ES is best used for SatNav purposes.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water and electricity are connected. Septic tank drainage.

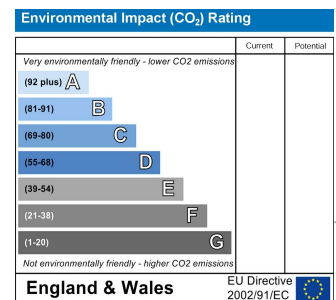
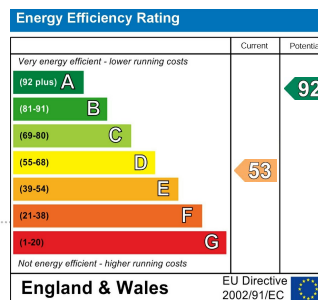
### TENURE

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

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:



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Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

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Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

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[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)