



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

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

£550,000 Region

To view this property please call us on **01743 236 800** Ref: C7637/WM/KQ

A unique 2 bedroom detached bungalow in the picturesque village of All Stretton.

This unique 2 bedroom detached bungalow located in the charming village of All Stretton, is a distinctive home offering modern design and scenic surroundings. The property boasts a spacious, open-plan layout with soaring vaulted ceilings, and enjoys breathtaking views of the Shropshire Hills, complemented by a lovely garden that enhances the tranquil setting.

Thoughtfully designed, this property blends modern comfort with classic charm. The kitchen is both stylish and functional, featuring premium fixtures and fittings, sleek worktops, and integrated appliances such as an eye-level double oven, ceramic hob with extractor and lighting, dishwasher, and fridge freezer. A practical utility room, accessible from the garage, includes plumbing for a washing machine and tumble dryer, with a door leading out to the rear garden.

A standout feature of the home is its spacious and light-filled living room, offering sweeping panoramic views. Designed for both refined entertaining and everyday comfort, the room includes sliding doors that lead out to a covered front terrace. The surrounding gardens are beautifully maintained, with manicured lawns, flower beds, and a block-paved driveway.

The home features two generously sized double bedrooms, each offering lovely views of the surrounding hills. The master bedroom includes a private en-suite WC. The main shower room is tastefully designed with top-quality fixtures.

Just a short distance away, the town of Church Stretton offers a wide variety of local conveniences, such as shops, cafes, pubs, restaurants, and essential services, along with strong transport connections to surrounding towns and cities. All Stretton itself is a vibrant community featuring a village hall, a welcoming local pub, a regular bus route, and access to picturesque walks and outdoor pursuits.



INSIDE THE PROPERTY

OPEN PLAN LIVING/DINING ROOM / KITCHEN

LIVING ROOM

20'11" x 19'9" (6.38m x 6.02m)

A spacious light and airy room enjoying superb views towards the South Shropshire Hills

Sliding doors to covered front terrace and garden

KITCHEN

13'8" x 8'7" (4.17m x 2.62m)

Fitted with a range of matching wall and base units

Double oven with ceramic hob and extractor hood over, dishwasher, fridge freezer.

Door to garage

INNER HALL

BEDROOM 1

12'8" x 12'0" (3.86m x 3.66m)

Double doors to patio and garden

EN SUITE WC

Semi-pedestal wash basin, low-flush WC

Bidet

BEDROOM 2

10'11" x 8'10" (3.33m x 2.69m)

Window to the rear

SHOWER ROOM

Walk-in shower

Wall-mounted semi-pedestal wash basin, and a white low-flush WC.

OUTSIDE THE PROPERTY

GARAGE

15'9" x 8'11" (4.80m x 2.72m)

Door to:

UTILITY

Base units

Door to the rear garden

The property is approached over a block paved driveway providing parking and leading to the garage. Front Garden laid to lawn with well stocked shrub beds and borders.

Enclosed rear garden with large paved sun terrace, steps leading up to a lawn area with a wide selection of shrubs and trees. Small pond.

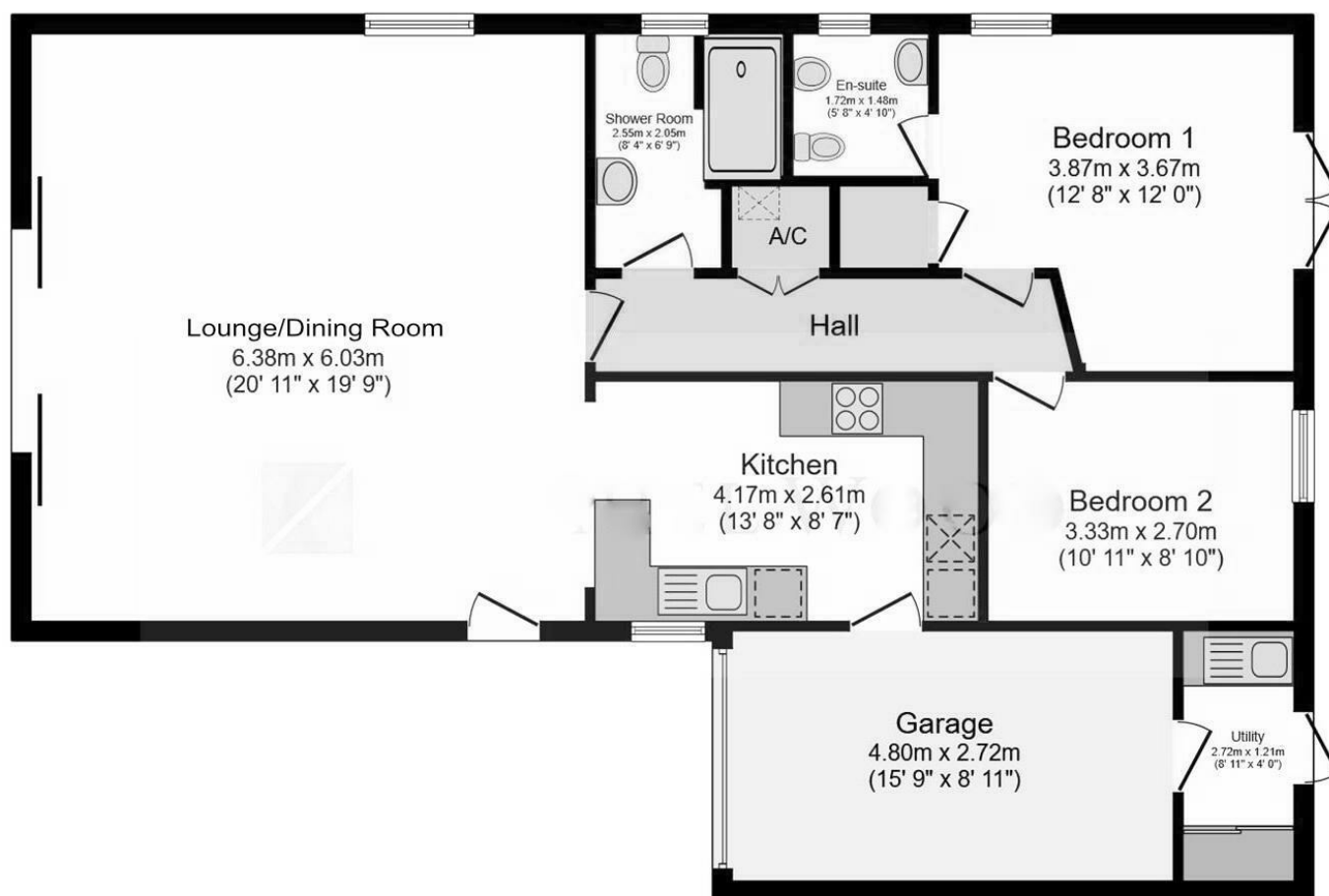








FLOOR PLANS ...



Floor Plan

Floor area 104.8 m² (1,128 sq.ft.)

HOW TO FIND THIS PROPERTY

From the Church Stretton Office, proceed along Shrewsbury Road towards All Stretton. Pass the Yew Tree Pub and turn immediately left. 4 Yew Tree Gardens will be found at the end of this development on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



SERVICES

We understand that mains water, electricity, drainage and natural gas 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: D

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



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