



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Sandybank House, Dorrington, Shrewsbury SY5 7LW

**Offers In The Region
Of £750,000**

To view this property please call us on **01743 236 800** Ref: C7635/WM/MU

A superior, recently constructed, five bedroomed detached house.

A superior, five bedroom detached family house, with the added benefit of a large self-contained home office space above the double garage with a separate entrance, which could provide Airbnb/rental accommodation income in this popular holiday area. (Subject to any necessary Planning Consents). The property provides spacious accommodation briefly comprising; large reception hall, superb open-plan living accommodation to include kitchen, dining room and living room enjoying fantastic open views, utility with cloakroom, master bedroom with en suite bathroom, second bedroom with en suite shower room, bedroom 3 and 4 with jack and jill bathroom. Double garage with accommodation and en suite over, ample parking. South facing garden enjoying fantastic open views. The property benefits from oil fired central heating with underfloor heating to the ground floor.

Sandybank House is situated in the idyllic village of Ryton within Shropshire's famous "Golden Triangle" an area renowned for its breath-taking landscape. In nearby Condover is a village shop with post office, a thriving village hall, children's nursery and Ofsted rated outstanding CE Primary school. A further extensive range of amenities can be found in the county town of Shrewsbury with its wonderful variety of independent shops and eateries.

A number of highly regarded preparatory and public schools are also close by including Prestfelde, Shrewsbury School, Old Hall, Wrekin College and Shrewsbury High School for Girls, as well as a number of popular state schools.

Easy access to the A49 giving access to Ludlow to the south and Shrewsbury to the north. The A5/ M54 provides access to Telford, Birmingham and the national motorway network. There is a train station at Shrewsbury. International airports are located in Birmingham, Manchester and the East Midlands.



INSIDE THE PROPERTY

LARGE ENTRANCE HALL

SUPERB OPEN PLAN KITCHEN / DINING / LIVING SPACE

37'4" x 36'7" (11.38m x 11.15m)

With two sets of sliding doors leading to the terrace with its spectacular views.

KITCHEN

Fitted with a stylish inline cabinetry under Calcutta quartz work surfaces with a superb breakfast island
Rangemaster induction hob and range of integrated appliances.

SITTING ROOM

With an Avondale multi fuel stove.

UTILITY ROOM

13'4" x 6'9" (4.06m x 2.06m)

Fitted with base units with inset sink

SEPARATE WC

Wash hand basin, wc

From the entrance hall an oak and glass STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

15'2" x 14'9" (4.62m x 4.50m)

Range of built in wardrobes

Large picture windows and a Juliette balcony enjoying spectacular open views.

EN SUITE BATHROOM

Free standing roll top bath

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

13'4" x 9'10" (4.06m x 3.00m)

Range of built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

12'3" x 12'0" (3.73m x 3.66m)

Range of built in wardrobes

BEDROOM 4

13'4" x 8'9" (4.06m x 2.67m)

Range of built in wardrobes

JACK AND JILL SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached over a block paved driveway providing ample parking and access to the detached garage.

Enclosed south facing REAR GARDEN laid to lawn with large paved terrace enjoying superb open views to the rear. The gardens extend to approximately 0.44 acres.

There is a large self-contained home office space above the double garage with a separate entrance, which could provide Airbnb/rental accommodation income in this popular holiday area. (Subject to any necessary Planning Consents)

DETACHED DOUBLE GARAGE

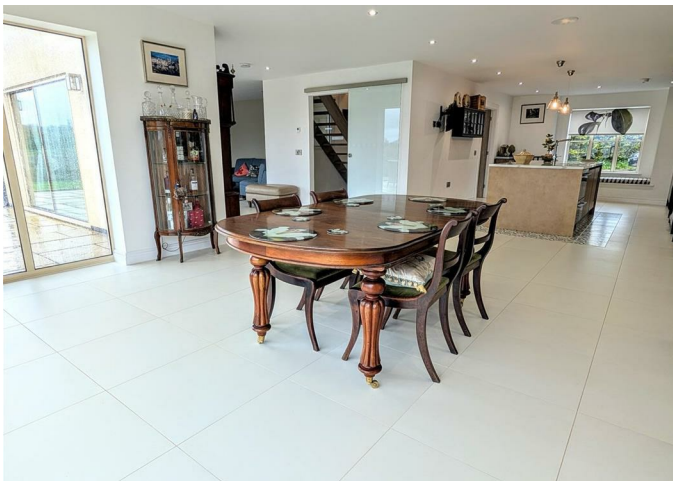
19'11" x 19'3" (6.07m x 5.87m)

HOME OFFICE / BEDROOM

22'10" x 12'8" (6.96m x 3.86m)

With en suite



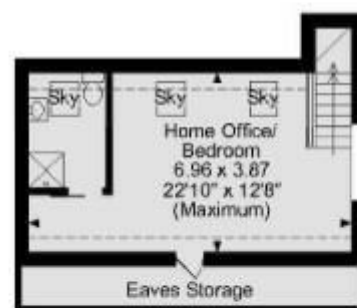
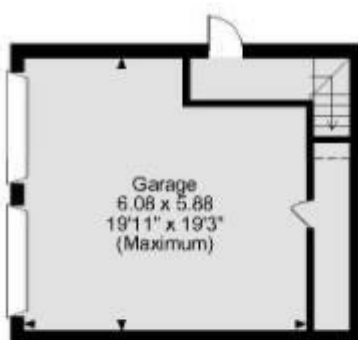
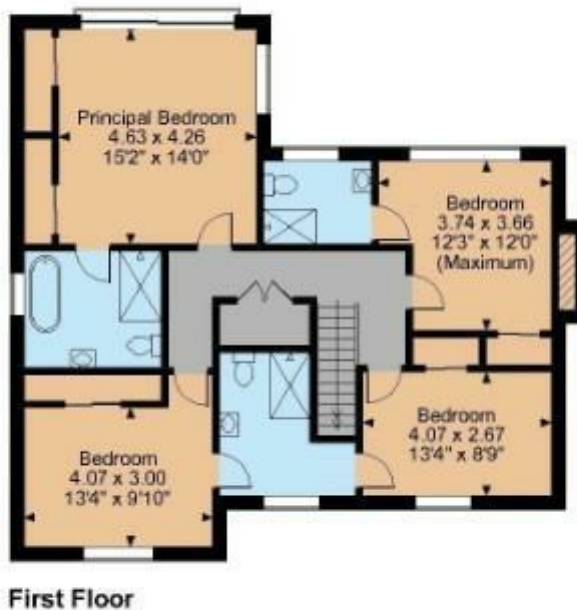
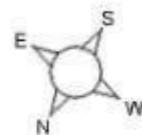






FLOOR PLANS ...

Sandy Bank House Ryton, Dorrington
Main House internal area 2,172 sq ft (202 sq m)
Garage Building internal area 677 sq ft (63 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 (Hereford Road) through Bayston Hill and on reaching Dorrington travel up the bank and when approaching the centre of the village, turn left onto station road. Take the second right hand turning and follow the road into Ryton. Turn right at the T Junction. Continue through the village for a short distance, turn right and the property will be found down the end of the lane.

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	86	87
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 are connected. Oil fired central heating.

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:



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Lettings and Property Management
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