



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Symbista, Ragdon, Church Stretton, SY6 7EY**

**Offers In The Region  
Of £375,000**

To view this property please call us on **01743 236 800** Ref: C7653/WM/lrd



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# A uniquely located, three bedroom detached bungalow, set on a two acre plot, with panoramic views of the South Shropshire Hills.

This detached three bedroom bungalow, in a unique location, set on a circa 2 acre plot, provides well planned accommodation throughout, briefly comprising: entrance hallway, bathroom, separate wc, kitchen/dining room, living room, conservatory and three bedrooms. Single garage and large gardens.

The property is set on a circa 2 acre plot providing outstanding views of the South Shropshire Hills. Symbista enjoys a prime position, a short drive from the centre of Church Stretton, whilst offering unspoilt, natural views with breathtaking panoramic vistas over the town and across the Stretton Valley, providing a sense of peace and tranquillity, yet being within easy reach of local amenities.

Whether you are a walker, cyclist or simply enjoy the outdoors, this location is perfect for immersing yourself in nature straight from your doorstep.

Church Stretton offers a variety of schools, independent shops, cafes and a railway station with direct links to the nearby towns of Shrewsbury and Ludlow.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Storage cupboard

### WC

Window to the side

Low flush wc

### BATHROOM

Window to the side

Panelled bath

Wash hand basin

### KITCHEN/DINING ROOM

12'8" x 12'2" (3.86m x 3.70m)

Window to the side

A range of wall and base units

### LIVING ROOM

13'3" x 12'2" (4.03m x 3.70m)

Windows to the rear and side

Feature fireplace

### CONSERVATORY

Provides panoramic views with French doors opening onto the garden

### BEDROOM 1

11'10" x 9'2" (3.60m x 2.80m)

Windows to the rear and side

### BEDROOM 2

10'0" x 9'2" (3.04m x 2.80m)

Window to the side

### BEDROOM 3

10'0" x 9'2" (3.05m x 2.80m)

Windows to the side and front

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

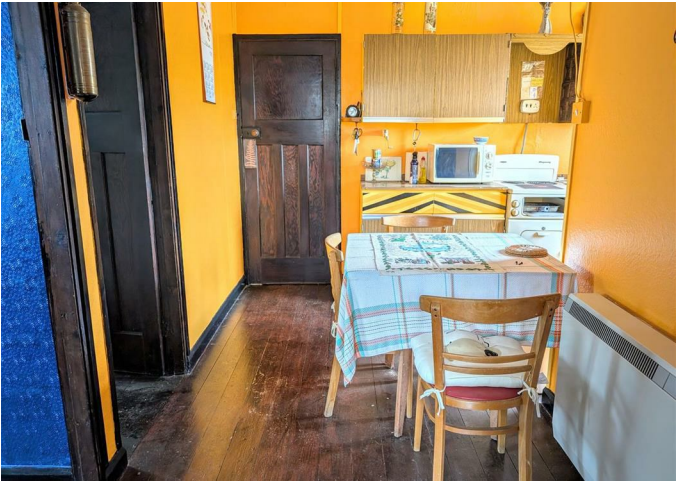
Up and over door.

The property currently has gated access to the front with panoramic views of the South Shropshire Hills.

Note: Water supply is a shared borehole and septic tank.

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## FLOOR PLANS ...

### Ground Floor

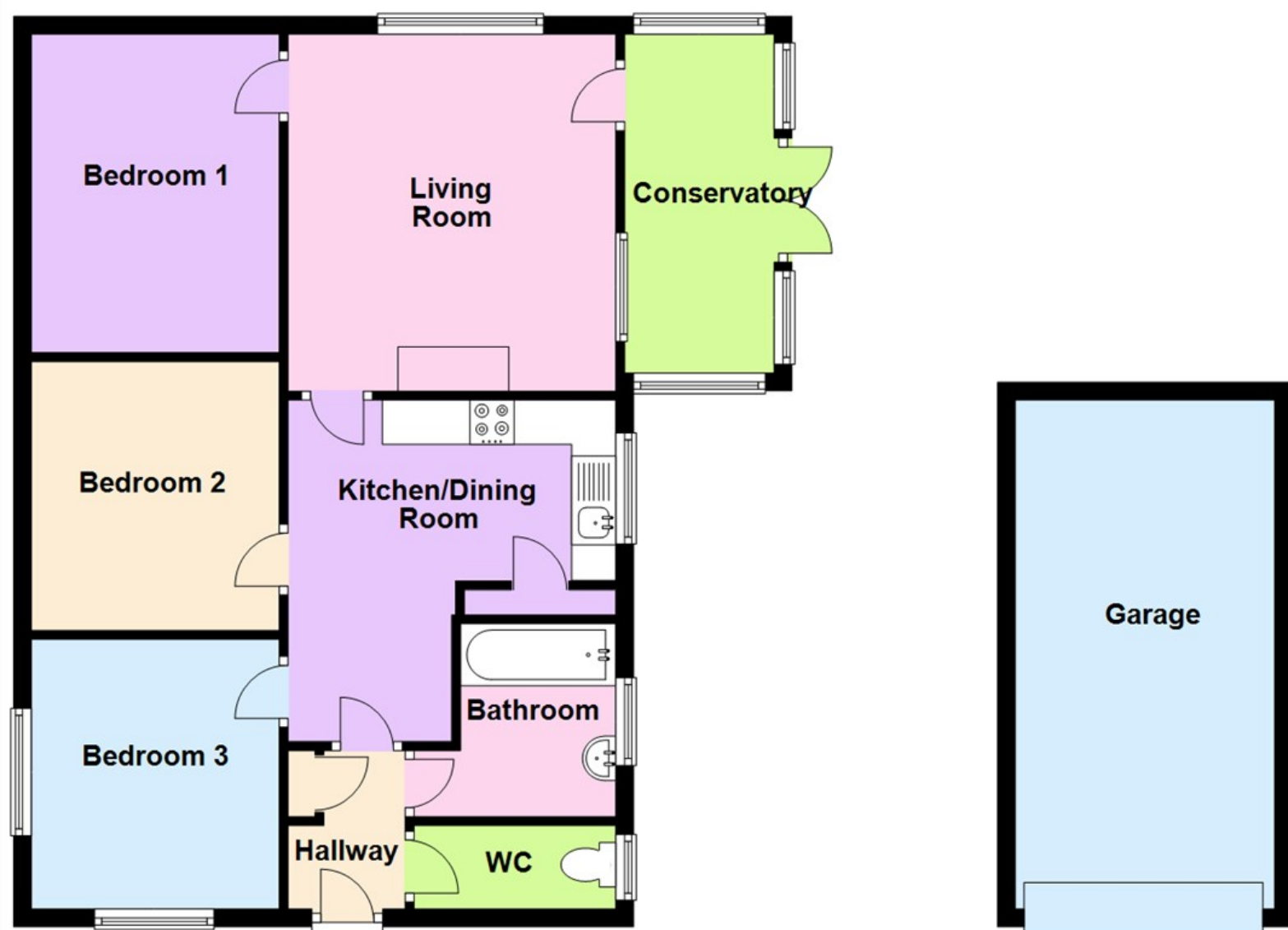


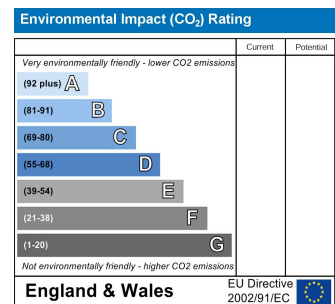
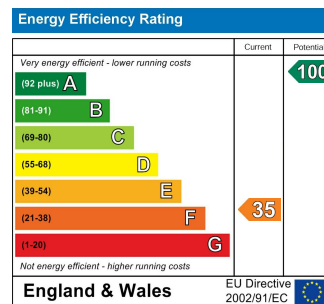
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

Approaching from the Miller Evans Church Stretton office, proceed towards the traffic lights on the B4371. Cross over the traffic lights and continue up Sandford Avenue. When nearing the top of Sandford Avenue, take a diagonal right across the road. Continue up a steep track for some distance, where you will find the property on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that electricity is connected. Water supply shared borehole and 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

Council Tax Band:

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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