

Roger Parry & Partners

Field Vew Wattlesborough, Halfway House, SY5 9EA





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Offers In The Region Of £625,000

An impressive four bedroom detached home situated in a popular semi rural location in Wattlesborough offered for sale with no upward chain.

This new home has been thoughtfully designed to create a spacious versatile home ideal for family living and entertaining. The property benefits from air source heating, underfloor heating to the downstairs. The property briefly comprises: open and light welcoming entrance hallway, living room with bifold doors, reception room which is a versatile space to be used as a dining room or home office space, an impressive open plan kitchen/ living/ dining area with AEG and Neff appliances, utility room and downstairs wc. To the first floor there are four generously proportioned bedrooms, two of which benefitting from ensuites.













Wattlesborough is a charming rural hamlet situated approximately 9–10 miles west of the historic county town of Shrewsbury. Surrounded by beautiful open countryside, the area offers a peaceful semi-rural setting whilst remaining conveniently placed for access to Shrewsbury, Welshpool and the wider Mid Wales region. Local amenities include a village shop, public house and village hall, with further facilities available in the surrounding villages. The nearby A5 provides convenient road links for commuters, making Wattlesborough an appealing location for those seeking a quieter countryside lifestyle without being too far removed from everyday amenities and transport connections.

Entrance Hallway
The property opens into a welcoming, light-filled entrance hallway, featuring tiled flooring and an attractive oak staircase that serves as a striking focal point.

Living Room
Finished with wood flooring and bifold doors that open out to create a seamless flow between indoor and outdoor living spaces.

Reception Room
A versatile space offering flexibility for use as either a dining area or home office, finished with wood flooring.

Downstairs Cloakroom
Fitted with a low level flush wc, wash hand basin with mixer tap and tiled flooring.

Open Plan Kitchen/ Dining/ Living Area
A superb space for both everyday family living and entertaining, featuring tiled flooring and bifold doors that open out to create a seamless connection between indoor and outdoor living, perfect for hosting family and friends. This impressive kitchen is fitted with a modern range of eye-level and base units, complemented by Quartz worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an AEG fridge/freezer, Neff dishwasher, Neff oven, grill and microwave above, and an AEG downdraft extractor fan. A central island provides additional counter space and room for bar stool seating.

Utility Room
Fitted with matching base units and a sink with mixer tap set into wood-effect worktops. There is space for a washing machine and tumble dryer, alongside a useful storage cupboard. A door provides convenient access to the side of the property.

Stairs rise to first floor landing.

Principal Bedroom
An impressive space featuring fitted carpets and built-in wardrobes, complemented by attractive views of Rodney's Pillar and the surrounding countryside. Door to:

Ensuite Shower Room
Fitted with a contemporary suite comprising a panelled bath with waterfall taps, a walk-in shower with waterfall showerhead and additional shower attachment, and a low-level WC. The double wash hand basin features twin mixer taps and useful storage beneath. Further benefits include a heated towel rail, shaver socket and extractor fan, with matching wall and floor tiling completing the modern finish.

Guest Bedroom
Featuring fitted carpets and attractive views of the surrounding countryside, with a walk-in dressing area leading to:

Ensuite Shower Room
Fitted with a contemporary suite comprising a walk-in shower with waterfall showerhead and additional shower attachment, low-level WC and wash hand basin with mixer tap and useful storage beneath. Further features include a heated towel rail, shaver socket and extractor fan, complemented by tiled walls and flooring.

Bedroom
Featuring fitted carpets and enjoying attractive views of Rodney's Pillar and the surrounding countryside.

Bedroom
Featuring fitted carpets and enjoying views of the surrounding countryside.

Family Bathroom
Fitted with a contemporary suite comprising a panelled bath with taps, shower cubicle with waterfall showerhead and additional shower attachment, low-level WC and wash hand basin with mixer tap. Further features include a heated towel rail, shaver socket and extractor fan, complemented by tiled walls and flooring.

Outside
The property is approached via double wooden gates, opening onto a gravelled driveway providing ample secure parking and turning space. The driveway also offers access to the GARAGE, which benefits from electric roller doors. A wooden pedestrian gate to the side provides access to the rear garden, which is predominantly laid to lawn and features a paved patio area, ideal for outdoor entertaining and al fresco dining. The garden is fully enclosed by fencing.

Agents Notes
Images – please note AI images have been used in the marketing of this property.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected. We understand the property benefits from air source heating. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 56 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1

Approximate total area(1)

181.5 m²

1954 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority:
Council Tax Band:
EPC Rating: B
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Roger Parry & Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.