



The Orchard, Batch Valley, All Stretton, Church Stretton,
SY6 6JW

Shrewsbury & Country House Sales

**MILLER
EVANS**



The Orchard, Batch Valley, All Stretton,
Church Stretton, SY6 6JW

£625,000

Freehold

- Spacious, detached, four bedrooomed bungalow residence
- Lounge, kitchen/dining room and utility
- Master bedroom with en-suite wet room
- Two further bedrooms and family bathroom to the ground floor
- Bedroom to the first floor
- Enclosed rear garden with beautiful countryside views
- Situated in a stunning setting surrounded by unspoilt countryside



A beautifully positioned, four bedrooomed bungalow, offering a rare blend of space, privacy and stunning natural surroundings. The property is set within generous grounds and the accommodation briefly comprises: spacious kitchen/dining room, flowing to a spacious lounge with working log burner., utility area with storage cupboards and access to the ground floor wc and entrance porch. From the hallway, there is a family bathroom, bedroom 3 with fitted wardrobes and stunning views, bedroom 4, and bedroom 1 providing fantastic accommodation with a bay window to the front, fitted storage cupboard and adjoining wet room. A staircase rises from the centre of the property to an additional bedroom with skylight and stunning views.

All Stretton is a desirable village, set within the Shropshire Hills area of outstanding natural beauty. The property is conveniently close to Church Stretton where there is a wide selection of shops, amenities and the railway station. The county town of Shrewsbury is easily accessible. Surrounded by unspoilt countryside, the area is perfect for walking and outdoor activities, offering an ideal balance of peaceful living and everyday convenience.







ENTRANCE PORCH

HALLWAY

LOUNGE

19'2" x 12'10"

Log burner

KITCHEN / DINING ROOM

6'7" x 11'10"

Fitted with a range of matching wall and base units and integrated appliances

UTILITY AREA

6'7" x 7'11"

PORCH

WC

Wash hand basin and wc

BEDROOM 3

12'10" x 11'2"



BEDROOM 4

8'11" x 9'5"

FAMILY BATHROOM

Panelled bath with shower over and shower screen, wash hand basin and wc

BEDROOM 1

15'11" x 12'10"

Built in wardrobes

EN SUITE WET ROOM

Large walk in shower cubicle with electric shower, inset wash hand basin with cupboard under and concealed flush wc

From the hallway, STAIRCASE rises to:

BEDROOM 2

6'7" x 10'7"



GARDENS AND GROUNDS

The property is approached by a sweeping Tarmacadam driveway with ample parking, flanked by a wealth of well stock shrub beds and borders.

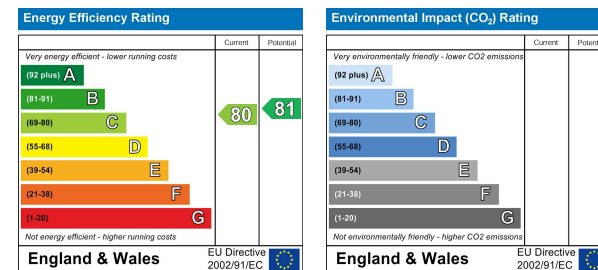
The grounds of The Orchard are a particular feature, extending to generous proportions and enjoying a wonderful sense of space and privacy, with a variety of mature trees, shrubs and established planting, creating a well-stocked and attractive setting throughout the seasons. The gardens offer excellent potential for keen gardeners or those looking to further enhance the outdoor space, all while providing a tranquil and picturesque backdrop to the property.

HOW TO GET THERE

When approaching from the Miller Evans Church Stretton office, proceed along the Shrewsbury Road towards All Stretton. Before approaching the Yew Tree Inn, turn left at the signpost to the Village Hall. Follow the road for a short distance and The Orchard will be found after some distance on the right hand side.



Total area: approx. 1657.4 sq. feet
 Illustration For Identification Purposes Only. Not To Scale.
 Plan produced using PlanUp.



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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

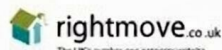
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
 Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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