

BOWEN

PROPERTY SINCE 1862



Asking Price £515,000

🏠 4 Bedrooms 🚿 2 Bathrooms

6 Winston Fields, Tetchill, Ellesmere,
Shropshire, SY12 9FA

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General Remarks

A modern four bedroom detached property situated within a small development of properties on the fringes of the village of Tetchill near Ellesmere. The property was constructed in 2021 utilising a passive standard timber frame and passive slab foundation, making it extremely energy efficient and includes the remainder of the 10 year ICW warranty.

Notable features of the living accommodation include a large open plan kitchen/dining/living room with bi-folding doors leading to a detached oak framed garden room which opens into the gardens. There is an additional reception room on the ground floor currently used as a bar while on the first floor there are four generous bedrooms (master en-suite) and a family bathroom.

The south facing gardens have also been subject to an extensive scheme of improvement during the owners tenure and include numerous outdoor entertaining spaces as can be seen within the photography. Finally, the property also includes solar panels mounted to the rear of the garage with 15 kW of battery storage and EV point, which alongside the property's construction makes it exceptional in terms of its running costs. Internal inspection is essential in the agent's opinion.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The development is located in the picturesque village of Tetchill, approximately 1 mile from the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Shrewsbury along with the cities of Wrexham and Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with links to Birmingham and beyond.

Accommodation

Covered Porch: Part glazed door leads into:

Hall: 7' 10" x 6' 11" (2.4m x 2.12m) Stairs to first floor landing, radiator, understairs cupboard, central heating control, Brampton Chase Stone LVT flooring and doors off to:

Cloakroom: 8' 3" x 3' 9" (2.51m x 1.14m) Continuation of LVT flooring, part tiled walls, pedestal wash hand basin, low level flush WC and radiator.

Open Plan Kitchen/Dining/Living Room: Briefly including the following:

Kitchen/Dining Room: 23' 4" x 9' 11" (7.11m x 3.03m) High quality range of fitted base/eye level wall units with quartz worktops over and inset stainless steel sink unit. Space for a range cooker and American style fridge freezer. Integrated slimline dishwasher, continuation of LVT flooring, vertical radiator, built-in storage cupboard and opening into:

Living Area: 16' 9" x 12' 8" (5.10m x 3.87m) Continuation of LVT flooring, TV point, radiator and bi-folding doors to:

Garden Room: 12' 9" x 12' 5" (3.89m x 3.79m) This is detached from the main property and is oak framed with polycarbonate windows. Bi-folding doors to two elevations open into the gardens with a single pedestrian door to the other side.

Sitting Room/Snug: 16' 9" x 11' 9" (5.11m x 3.59m) Currently used as a bar/entertaining room with a continuation of the LVT flooring, radiator and TV point.

Utility: 11' 1" x 5' 4" (3.38m x 1.62m) Range of fitted base/eye level wall units with quartz worktops over and inset stainless steel sink unit. Continuation of LVT flooring, radiator, space and plumbing for a washing machine and fridge. Cupboard housing Worcester LPG boiler.

Stairs to First Floor Landing: With doors off to:

Bedroom 1: 12' 6" x 11' 8" (3.80m x 3.56m) Built-in wardrobes, TV point, views over fields to the rear and door into:

En Suite: 9' 2" x 4' 8" (2.80m x 1.42m) Suite comprising large walk-in shower cubicle with rainfall shower, pedestal wash hand basin and low level flush WC. Wood effect flooring, part tiled walls and heated towel rail.

Bedroom 2: 14' 4" x 9' 11" (4.37m x 3.02m) Built-in wardrobe, TV point, access to loft space and views over fields to the rear.

Bedroom 3: 10' 6" x 11' 10" (3.19m x 3.60m max. includes wardrobe) Built-in wardrobe housing Brink Flair 325 heat recovery system.

Bedroom 4: 11' 3" x 9' 6" (3.42m x 2.89m) Currently used as a craft room. Having fitted hanging rails and shelving.









Family Bathroom: 8' 2" x 5' 11" (2.50m x 1.80m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush WC. Wood effect flooring, part tiled walls and heated towel radiator.

Single Garage: 19' 2" x 9' 4" (5.84m x 2.85m) Double doors to the front, ladder to storage area above, 15kW battery storage system for roof mounted PV panels. Lighting and power laid on.

Adjoining Car Port: 19' 2" x 9' 3" (5.85m x 2.82m) Double doors to driveway. Used as a covered terrace.

Mezzanine above Garage: 19' 8" x 9' 11" (6.00m x 3.01m)

Gardens: The property is approached over a double width gravel driveway with adjacent E.V. charging point leading to the garage and has a lawn to the front with inset shrubs. A paved pathway leads to the front door and around to a gate accessing the rear garden. The rear garden has an oak framed gazebo/hot tub area with adjoining patios and lawns beyond, together with vegetable beds, soft fruit bushes and apple trees. The whole is enclosed by a hedge and fences to the boundaries affording privacy, with a shed to the side elevation.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Energy Efficiency and Heating: The property was constructed in 2021 using a passive standard timber frame and passive slab foundation. This created a highly insulated thermal envelope with high performance and recycled insulation which has exceptional sustainability. This type of building eliminates draughts and cold spots to provide a comfortable and quiet living space. The superior air tightness of the property requires a MVHR System (Brink Flair 325) which provides filtered air at a constant temperature.

The filtered air is beneficial for allergy and asthma sufferers and provides extremely comfortable living conditions. The system reduces ventilation heat loss by up to 90%, while the running costs are significantly reduced due to the exceptionally air tight building envelope and insulation. The use of triple glazed high performance flush casement uPVC windows also helps reduce energy loss by around 70% compared to a conventional window. The external doors have similar properties and are secured by design. A Worcester LPG Combi boiler provides the small amount of heating that the property requires.

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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Council Tax Band: Council Tax Band 'F'.

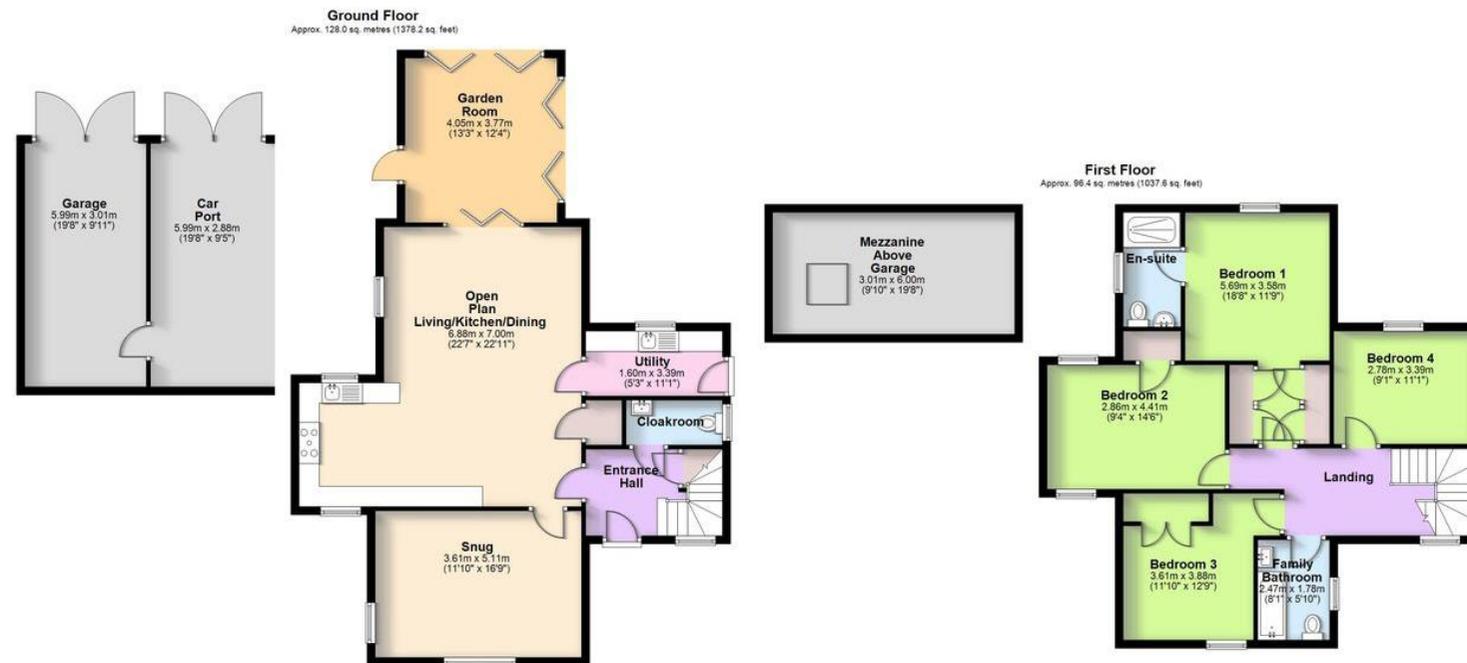
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000.

EPC Rating: EPC Rating - Band 'C' (80).

Directions: From the agent's office in The Square proceed through the Town Centre and at the small roundabout take the third exit into Talbot Street before taking the next turning right into Watergate Street. Take the next left into Birch Road, passing the Black Water Marina on the left before passing over the canal bridge and continue ahead for Tetchill.

After approximately a mile you will enter the village of Tetchill. Continue through the village, around the sharp left hand bend and follow the road signposted for Hordley. Winston Fields is the last development on the left as you leave the village. Turn into the development and follow the road to the left, turning right into a small cul-de-sac where the property is located on the right hand side.

<https://what3words.com/cushy.boarded.hurls>



Total area: approx. 224.4 sq. metres (2415.9 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

