



Badgers Reach, Little Arowry, Hanmer, SY13 3DD Helping *you* move





Enjoying a lovely rural setting in Little Arowry, this well-kept detached three-bedroom home provides spacious accommodation, countryside views, several reception rooms, three double bedrooms with an ensuite master, an impressive well-maintained garden, ample parking, a double garage and is offered with no upward chain.

- Detached three bedroom house
- Impressive well maintained rear garden
- Lovely countryside views
- Offered with no upward chain
- Generous kitchen/diner
- Spacious lounge with an open fireplace
- Seperate formal dining room and a study
- Master bedroom with an ensuite and a walk in wardrobe
- Off road parking and a double garage
- EPC E,Council tax band H



Set in the quiet hamlet of Little Arowry, this detached three-bedroom home enjoys a lovely rural position with open countryside views to the rear, while still offering good nearby transport connections. The property has been well maintained throughout and provides a practical layout with generous room sizes and excellent natural light. A good-sized entrance hall leads to the kitchen/diner, which is functional and well arranged, with scope for updating if desired. It overlooks the gorgeous rear garden and is supported by a separate utility room with direct garden access. The large lounge features an open fireplace and sliding doors opening onto the patio, creating an easy connection to the outside space. There is also a separate formal dining room and an adjoining study, ideal for home working or additional reception use.





Upstairs are three great-sized double bedrooms. The master bedroom enjoys stunning countryside views and includes a shower room ensuite and a walk-in wardrobe area. The second bedroom benefits from built-in storage and has access to the family bathroom, which features a Heritage suite.

Outside, the property offers an impressive, well-maintained garden with a patio seating area, perfect for enjoying the rural surroundings. To the front there is off-road parking and a double garage. The property is offered with no upward chain.



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LOCATION

Situated near to the charming village of Hanmer which benefits from having a Village Stores with Post Office, Primary School, Pub, Church and Mere. Whitchurch is 6.5 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via a Septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From Whitchurch, follow the A525 towards Wrexham for approximately four miles. Turn left into Little Arowry, then continue along this lane and take the next left-hand turning where there is a public footpath sign. Follow the road down, and the property will be found shortly afterwards on the right-hand side. The What Three Words for this property is ///cubic.closer.prompt.

LOCAL AUTHORITY

Council Tax Band H. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH40253 050626

KITCHEN/DINER

15' 4" x 10' (4.67m x 3.05m)

UTILITY ROOM

9' 7" x 6' 7" (2.92m x 2.01m)

LOUNGE

20' 6" x 14' 8" (6.25m x 4.47m)

DINING ROOM

12' 8" x 11' 8" (3.86m x 3.56m)

STUDY

12' x 6' 9" (3.66m x 2.06m)

MASTER BEDROOM

13' 3" x 13' 1" (4.04m x 3.99m)

ENSUITE

8' 5" x 6' 9" (2.57m x 2.06m)

BEDROOM TWO

14' x 9' 2" (4.27m x 2.79m)(max)

BEDROOM THREE

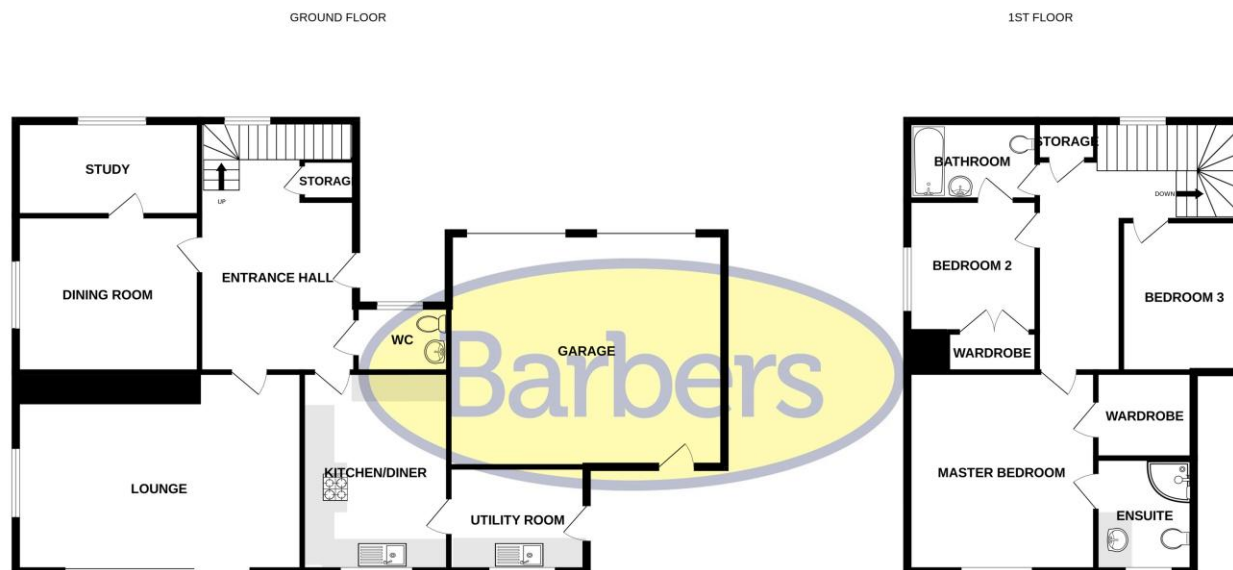
11' 9" x 8' 9" (3.58m x 2.67m)

FAMILY BATHROOM

9' 6" x 6' 8" (2.9m x 2.03m)

DOUBLE GARAGE

19' 9" x 16' 9" (6.02m x 5.11m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
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