



# 5 VICARAGE CROFT

BASCHURCH | SHREWSBURY | SY4 2AT





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Shrewsbury 8.7 miles | Telford 22.4 miles  
(all mileages are approximate)

A MOST IMPRESSIVE AND BEAUTIFULLY IMPROVED DETACHED FAMILY HOME, PROVIDING A SUPERBLY APPOINTED LIVING ENVIRONMENT WITH STUNNING GARDENS IN THIS SOUGHT AFTER RURAL VILLAGE.

A striking modern detached house  
Finished to an exacting standard throughout  
Flexible and versatile living space  
Generous parking and detached garage  
Beautiful landscaped gardens



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury take the Berwick Road (B5067) from Coton Hill. Follow this road all the way through to Baschurch. At the mini roundabout take the 2nd exit towards the village centre. Proceed past the riding school on the left and then past a left turning, take the next left turning into Nobold, proceed down this lane almost to the end taking the 2nd right turning into Vicarage Croft. Follow the private road right to the end and the property will be seen on the right.

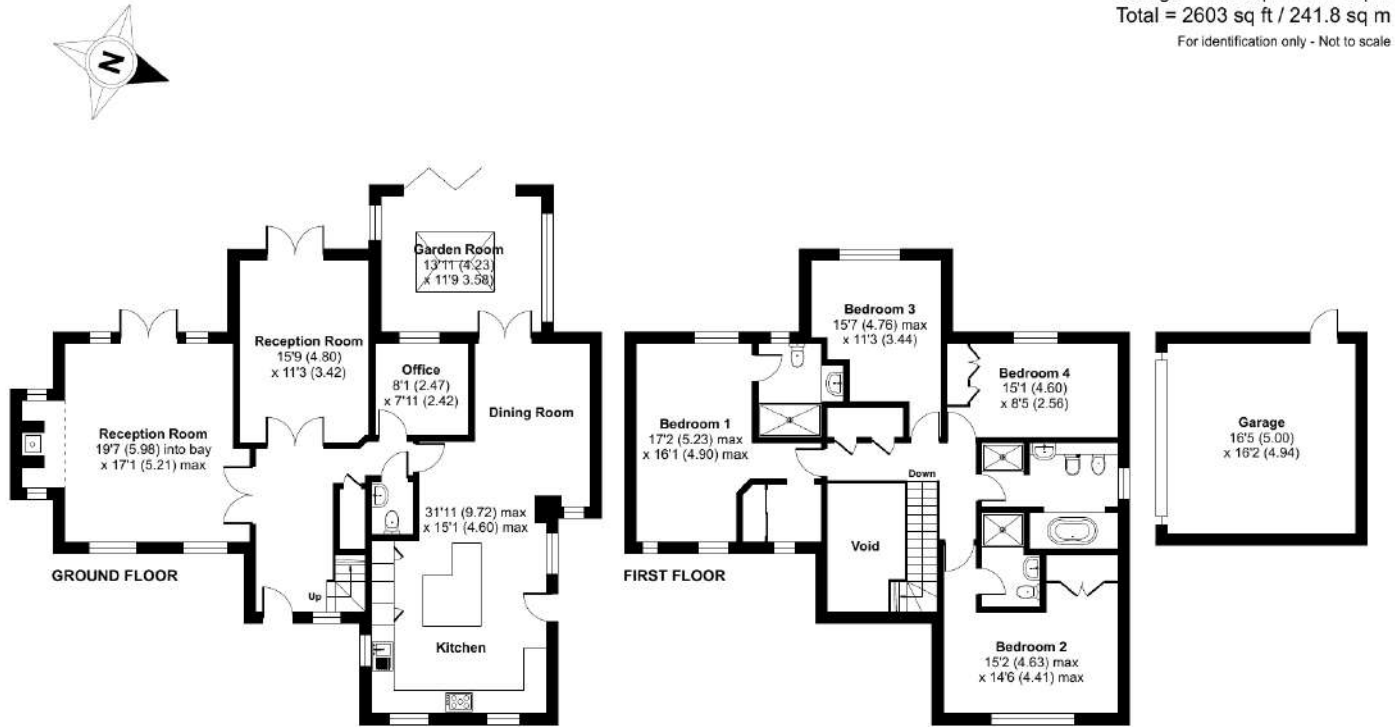
## SITUATION

The property offers a semi secluded position, set at the end of a private cul de sac road on a select development and being within the heart of the village, which provides a good range of basic amenities including a Spar shop/post office, pubs, church, tennis and bowling clubs and the popular Corbett School. The village is also particularly well placed for easy access to Shrewsbury which offers a comprehensive range of amenities together with a rail service. Commuters also have good road links around Shrewsbury through to the A5 and M54 Motorway through to Telford. Alternatively North lies Oswestry and Ellesmere with further road links through to Wrexham and Chester.

## PROPERTY

This beautifully enhanced and significantly improved detached family home offers immaculately presented accommodation throughout, creating a superb and highly flexible living environment ideal for modern family life.

Upon entering, a light and airy reception hall sets the tone for the rest of the property. The spacious living room provides a welcoming retreat, complete with an attractive fireplace and log-burning stove. A separate reception room offers additional versatile living space, perfect for both everyday use and entertaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1436728

At the heart of the home lies a stunning breakfast kitchen, thoughtfully designed with extensive quartz worktops, bespoke Macintosh soft-close cabinetry, and a full range of integrated Samsung appliances. An impressive central island creates a wonderful sociable hub, ideal for family gatherings and entertaining alike. A dedicated office, guest WC and garden room offering excellent views complete the ground floor accommodation.

To the first floor, a galleried landing leads to four well-proportioned bedrooms. The principal suite is particularly impressive, featuring a generous bedroom area, dressing space, and a contemporary en-suite shower room. A second bedroom also benefits from its own en-suite facilities, while the remaining two bedrooms are served by a stylish family bathroom.





## OUTSIDE

Externally, the property continues to impress. A generous block-paved driveway provides ample off-road parking and leads to a large detached garage. Occupying an enviable end cul-de-sac position, the home is framed by meticulously maintained front lawned gardens. To the rear, the stunning, expansive garden offers flowing lawns, a superb patio area ideal for al fresco dining and entertaining, and beautifully stocked shrubbery borders complemented by mature trees.

There are numerous outbuildings including a greenhouse, gardens shed and a gazebo.

This exceptional home combines elegant design, high-quality finishes, and outstanding outdoor space.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – F



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. 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.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



