



Ravendale, School Road, Ruyton Xi Towns, Shrewsbury,  
SY4 1JT

Shrewsbury & Country House Sales

**MILLER  
EVANS**



Ravendale, School Road, Ruyton Xi Towns,  
Shrewsbury, SY4 1JT

**Guide Price £595,000**

Freehold

- A charming detached and sympathetically restored Country home
- Offering generous, versatile accommodation while retaining many original features
- Living room and family room with exposed ceiling beams and bi-fold doors
- Stunning modern kitchen / dining room with bi-fold doors to the garden
- Utility and guest cloakroom with shower
- Three generous bedrooms and bathroom to the first floor
- Guest suite comprising double bedroom with en suite shower room
- Extensive side and rear gardens
- Off road parking
- Situated in a highly regarded village close to amenities and excellent schools



This charming detached home blends historic character with modern comfort, with parts of the property dating back to the 16th century. Thoughtfully modernised by the current owner, the house retains a wealth of original period features while offering well-designed, contemporary living spaces.

The Entrance porch opens to the entrance hall. From here, a pleasant through sitting room provides a bright and versatile living space, while a separate living room offers a cosy retreat, complete with a log burner set within a traditional inglenook fireplace. At the heart of the home is an impressive open-plan kitchen, dining, and family area. This space is beautifully appointed with a range of modern fitted units and benefits from bi-fold doors that open out to the garden, creating a seamless indoor-outdoor flow. The ground floor also features a luxurious shower room and a practical utility room. Upstairs, the main staircase leads to three generous double bedrooms and a well-appointed family bathroom. A secondary staircase, accessed via the kitchen, leads to a private guest suite with its own en-suite shower room, ideal for visitors or extended family.

Ruyton XI Towns is a highly regarded and well served village, offering an excellent primary school, village shop, public house and a Church. The property is conveniently located close to Packwood Haugh Preparatoy School with the Corbet School in the neighbouring village of Baschurch renowned for its academic excellence. Shrewsbury town centre is also within easy reach, providing a wider range of amenities and transport links.







ENTRANCE PORCH

ENTRANCE HALL  
3'7" x 6'0"

FAMILY ROOM  
17'1" x 14'2"

LIVING ROOM  
16'10" x 16'1"

KITCHEN / DINING ROOM  
31'5" x 15'2"

UTILITY  
16'11" x 5'8"

SHOWER ROOM

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1  
16'10" x 13'11"

BEDROOM 2  
13'8" x 13'6"



BEDROOM 3  
15'5" x 7'10"

BATHROOM

A Second Staircase accessed via the kitchen leads to a private Guest Suite, providing ideal accommodation for visitors, teenagers or multigenerational living.

GUEST BEDROOM  
14'11" x 15'4"

GUEST EN SUITE SHOWER ROOM

GARDENS AND GROUNDS

The property is approached via a driveway to the side, offering ample parking and turning space for multiple vehicles. To the front, a delightful garden is set behind attractive sandstone walling, providing both privacy and charm.

The rear garden features a formal lawn and an extensive paved terrace, perfect for outdoor entertaining.

Please note that a right of way exists over a section of the driveway, providing access to a neighbouring property to the rear. The arrangement is well established and clearly defined, and does not impact the property's privacy or the generous parking and turning space available for residents and their guests.



## HOW TO GET THERE

When approaching from Shrewsbury take the B5067 to Baschurch. At the cross roads in the village, turn left signposted to Ruyton XI Towns. Follow the road and proceed into Ruyton XI Towns. After some distance turn right at the War Memorial into School Road, where the property will be found on the left hand side.



**Ground Floor**



**Floor 1**

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	82
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

## 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.

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

