



Ardwyn House, 19 Ashton Road, Kingsland, Shrewsbury,
SY3 7AP

Shrewsbury & Country House Sales

MILLER
EVANS



**Ardwyn House, 19 Ashton Road, Kingsland,
Shrewsbury, SY3 7AP**

£3,000,000

Freehold

- An exceptional Victorian Residence in one of Shrewsbury's most sought after locations
- Sympathetically improved to provide high quality accommodation
- Accommodation arranged over three floors
- Four reception rooms including a magnificent garden room
- Comprehensively fitted breakfast kitchen with Aga cooking range
- Two bedrooms with en suite bath/shower rooms
- Five further bedrooms and a family bathroom
- First floor study.
- Garage, studio and workshop
- Beautifully established, well stocked gardens.



Occupying a prestigious position in one of Shrewsbury's most desirable residential areas, and enjoying an enviable setting adjacent to Shrewsbury School, this impressive Victorian residence combines distinguished period architecture with beautifully appointed and thoughtfully enhanced accommodation.

The property is exceptionally well presented throughout and has been sympathetically improved by the current owners, with particular attention given to the quality, finish and functionality of the accommodation. Bespoke cabinetry, carefully considered detailing and generously proportioned reception rooms combine to create a residence of considerable character and distinction. The location is equally compelling - The property is ideally placed for the historic county town of Shrewsbury, with its excellent selection of independent and boutique-style shops, restaurants, bars and cultural attractions including the Theatre Severn. The town also provides excellent communications, with convenient road and rail connections to the wider region.

In Summary

This is a substantial and exceptionally well-appointed Victorian residence offering a rare combination of period elegance, beautifully enhanced interiors, extensive accommodation and outstanding private gardens. Its prestigious setting, immediately adjacent to Shrewsbury School and within easy reach of the amenities and attractions of the county town, further underlines its appeal.

The combination of impressive formal reception rooms, a superb bespoke family kitchen, seven double bedrooms, extensive ancillary accommodation, substantial carriage-house style garaging and beautifully established gardens makes this a particularly distinguished Shrewsbury residence.

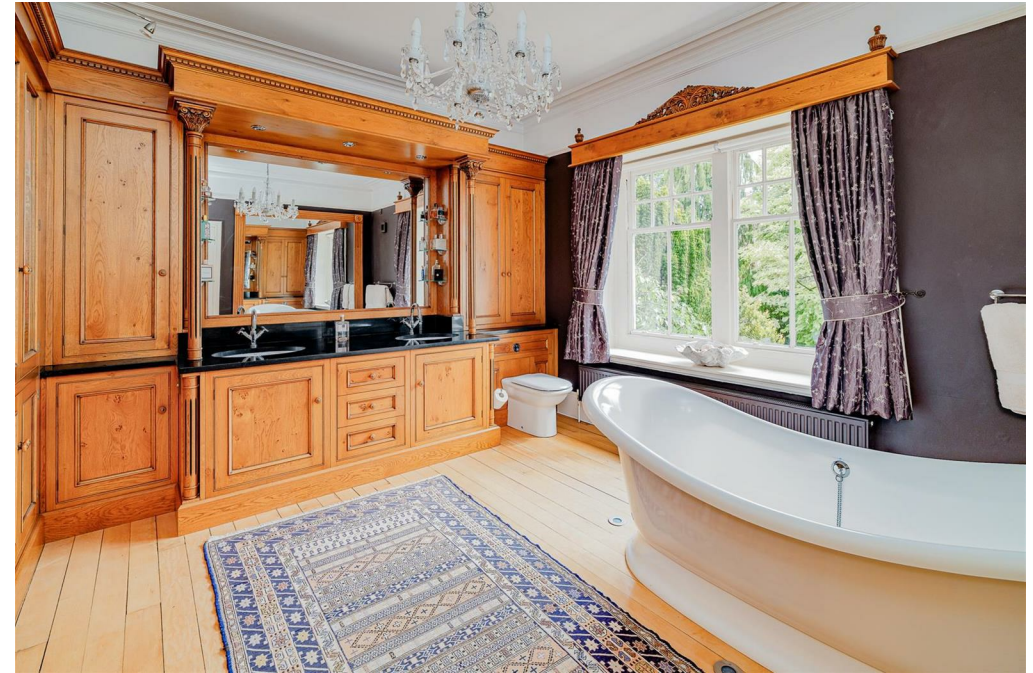






The Accommodation:

A handsome pillared entrance leads into an entrance vestibule, beyond which lies a particularly impressive reception hall, providing an elegant introduction to the house. There is a useful cloakroom and the principal reception accommodation comprises a refined drawing room, a comfortable sitting room and a formal dining room, each possessing the scale and proportions expected of a substantial Victorian home. Of particular note is the magnificent garden room, which provides an exceptional connection between the principal accommodation and the beautifully landscaped gardens beyond. With its abundance of natural light and outlook over the grounds, this is a wonderfully versatile space for both everyday living and entertaining. The heart of the home is undoubtedly the family breakfast kitchen, comprehensively fitted with bespoke cabinetry, extensive ranges of fitted units, granite work surfaces and matching upstands. An impressive Aga range cooker forms a natural focal point, while the generous proportions provide ample space for family dining and informal entertaining. There is also a useful laundry room to complete the ground floor accommodation. A magnificent staircase rises from the reception hall to the first floor, where the principal bedroom enjoys a luxurious en-suite bathroom. A second guest bedroom benefits from an en-suite shower room, a further double bedroom and a well-appointed family bathroom. An inner landing provides access to a secondary staircase descending to the ground floor, together with a further staircase rising to the second floor. Here are four additional double bedrooms, complemented by a further bathroom, providing exceptional flexibility for a large family, guests or those requiring generous ancillary accommodation. The property also benefits from a useful Cellar.



ENTRANCE VESTIBULE

4'6" x 5'9"

RECEPTION HALL

12'4" x 11'10"

CLOAKROOM

3'1" x 4'7"

Wash hand basin, wc

DINING ROOM

19'9" x 14'11"

GARDEN ROOM

16'1" x 13'8"

Double doors to rear garden.

DRAWING ROOM

21'4" x 15'9"

Opening to:

SITTING ROOM

15'4" x 14'10"

INNER HALL

KITCHEN / BREAKFAST ROOM

14'8" x 28'7"



LAUNDRY ROOM
13'8" x 6'7"

STAIRCASE rising from the reception hall to FIRST FLOOR LANDING

MASTER BEDROOM
19'0" x 15'9"

EN SUITE BATHROOM
13'7" x 11'11"

BEDROOM 2
14'9" x 14'2"

EN SUITE SHOWER ROOM
5'11" x 14'11"

BEDROOM 3
16'9" x 11'9"

FAMILY BATHROOM
13'8" x 12'7"

Door to INNER LANDING

STUDY
13'7" x 16'10"

STAIRCASE from inner landing rising to SECOND FLOOR LANDING

BEDROOM 4
19'4" x 12'5"

BEDROOM 5
16'9" x 11'9"

BEDROOM 6
8'3" x 15'0"

BEDROOM 7
8'10" x 13'8"

BATHROOM
7'9" x 14'11"

GARDENS AND GROUNDS

LARGE GARAGE
36'10" x 29'3"



STUDIO / WORKSHOP
14'4" x 29'3"

The approach to the property is befitting of its stature, with bespoke wrought-iron entrance gates opening onto a generous driveway providing ample parking for residents and guests.

The extensive formal gardens provide a magnificent setting for the house. Predominantly laid to broad expanses of established lawn, they are framed by a wealth of mature trees, established shrubs and carefully considered ornamental planting. A beautifully appointed ornamental water garden introduces an additional sense of tranquillity and provides a delightful focal point within the grounds. A further set of ornamental gates leads into the formal reception area of the gardens, beyond which are additional mature garden areas, creating a series of distinct spaces and vistas. A further secluded area incorporates an ornamental pond and dedicated seating, offering a particularly peaceful setting in which to enjoy the surrounding gardens. To the rear of the property is a boiler room and outside WC.

Garage, Studio & Workshop:

Adding considerably to the versatility of the property is a substantial detached carriage-house style garage, accessed from the main driveway. The generous ground-floor space is capable of accommodating a selection of vehicles. Above, a substantial studio/workshop provides an exceptionally useful additional space, suitable for a home office, creative studio, hobby room or ancillary workspace. The building has the character and proportions of a traditional carriage house while providing the practical flexibility expected of a modern construction.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Turn right onto Pengwern Road and continue to the end, turning right onto Porthill. Continue to the traffic island, taking the first exit onto Roman Road. Turn left onto Kennedy Road and left at the end onto Ashton Road, where the property will be found on the right hand side.

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

LOCAL AUTHORITIES

Shropshire Council
Council House, 101, High Street, Shrewsbury, SY1 1ND



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Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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